

43 Tanhouse Lane, Halesowen, B63 2JE



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**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\***

A superb opportunity to purchase this impressive two bedroom detached bungalow; suitably located for access to all local amenities and transport links. The property briefly comprises: long entrance hall, spacious lounge, dual aspect fitted kitchen, rear lobby, two double bedrooms and bathroom with separate wc. The property further benefits from: long garage with wall mounted Worcester boiler, driveway and long impressive private rear garden. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

**Offers In The Region Of £280,000 - Freehold**

**Hicks Hadley**



**Long Hallway**

With obscured double glazed front door, central heating radiator, storage cupboard and doors into:

**Spacious Lounge 14'0" x 12'10" (max) (4.28 x 3.92 (max))**

With two central heating radiators, obscured double glazing to rear elevation and double glazed window to rear elevation.

**Fitted Breakfast Kitchen 13'11" x 8'11" (4.257 x 2.731)**

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, splash back tiling, central heating radiator, double glazed window to rear elevation, two double glazed window to side elevation and door into:

**Rear Lobby**

With space for fridge/freezer, double glazed window to rear elevation and obscured double glazed door into garden.

**Bathroom 12'9" x 6'10" (3.9 x 2.09)**

Having obscured glazed door, panel bath, pedestal wash hand basin, central heating radiator, storage cupboard and obscured double glazed window to side elevation.

**Separate WC**

With low flush wc, part ceramic tiling and obscured double glazed window to side elevation.

**Bedroom One 14'1" x 8'11" (4.316 x 2.724)**

With integrated wardrobes, central heating radiator and double glazed window to front elevation.

**Bedroom Two 10'4" x 8'11" (3.153 x 2.742)**

With central heating radiator and stain glass leaded window to side elevation.

**Garage 16'9" x 8'11" (5.128 x 2.736)**

With loft hatch, wall mounted Worcester boiler and up and over entrance door.



**Outside**

Front: With block paved driveway leading to front door and garage door entrance, decorative shrubbery and gated side entrance.

Rear: With raised patio area, steps down to stores, further patio area, lawns and an array of border shrubbery.

**Agents Note**

All main services are connected.

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND: C

