

26 Furlong Lane, Halesowen, B63 2TH



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### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU



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<https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\* \*\*SUPERB CHARACTER PROPERTY\*\***

A well presented cottage brimming with interesting features and charm in this popular location for access to transport links, schools and all local amenities. The property briefly comprises: porch, spacious lounge/diner with impressive feature fireplace, fitted kitchen, rear lobby, bathroom with shower over, utility room, dual aspect double bedroom and ground floor office. The property further benefits from: gas central heating and attractive side garden. A TRULY UNIQUE AND CHARMING PROPERTY OFFERING A FANTASTIC OPTION FOR FIRST TIME BUYERS AND DOWNSIZERS. EPC: E

Hicks Hadley

**Offers In The Region Of £175,000 - Freehold**





#### Porch

Having double glazed patio style entrance door, tiled flooring and door into:

#### Spacious Lounge/Diner 19'6 x 10'6 (max) (5.94m x 3.20m (max))

With impressive feature fireplace, two central heating radiators, storage cupboard with wall mounted boiler and doors into:

#### Fitted Kitchen 11'7 x 7'2 (3.53m x 2.18m)

Having wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, space for fridge, space for cooker, tiled flooring, double glazed Velux style window, loft hatch and door into:



#### Rear Lobby

With loft hatch, tiled flooring and doors into:

#### Bathroom

Having panel bath with shower over, vanity wash hand basin, low flush wc, central heating radiator and obscured window to rear elevation.

#### Utility

With plumbing for automatic washing machine, tiled flooring and window to raised rear elevation

#### Dual Aspect Double Bedroom 15'2 x 10'7 (max) (4.62m x 3.23m (max))

With loft hatch, central heating radiator and double glazed windows to front and side elevation.

#### Ground Floor Office 12'9 x 10'7 (3.89m x 3.23m)

With central heating radiator, window to front elevation and door to front access.

#### Outside

Front: With optional door access from pavement.

Side: With access path leading to front porch entrance and side garden through entry gate comprising of

#### Agents Note

COUNCIL TAX BAND: A

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected (gas/electric/water).



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: E

