

26 Furlong Lane, Halesowen, B63 2TH



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Hicks Hadley

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****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

Offers In The Region Of £175,000 - Freehold

Hicks Hadley



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/Sitting Room 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)

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