



359 LONG LANE  
B62 9LE

**Taylor's**

# 359 LONG LANE HALESOWEN

*Conveniently located THREE BED-  
ROOM semi detached.*

Front garden  
Entrance Porch  
Hall

Cloakroom  
With WC

Living Room

27' 4" into bay x 10' 3" narrowing to 9' 11" (8.32m x 3.12m)

With defined Lounge and dining areas and PVC double glazed patio doors to the garden

Kitchen

8' 5" x 6' 7" into dr recess (2.56m x 2.01m)

Landing

Bedroom 1

11' 11" x 9' 6" into wardrobes (3.63m x 2.89m)

With range of fitted wardrobes and bed recess

Bedroom 2

12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom 3

8' 8" x 6' 8" (2.64m x 2.03m)

Shower Room

8' 6" x 5' 11" (2.59m x 1.80m)

With large walk in shower cubicle, handbasin and WC in combi unit with cupboards. Cupboard with Worcester boiler

Garage

Accessed from rear

Rear Garden

With side entrance with gate. Brick store with power, patio, tap, rear gate

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



Conveniently located **THREE BEDROOM** semi detached, having gas central heating, majority PVC double glazing, **REAR GARAGE** and **NO UPWARD CHAIN**. In need of some upgrading - Porch, Hall, Cloakroom with WC, Through Living Room with Lounge and Dining Areas, Kitchen with oven, hob, integral fridge and washer, **UPSTAIRS SHOWER ROOM** with walk in large shower. Rear garden. All main services connected.

Broadband/mobile coverage://[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Council tax band C. EPC-  
Construction- walls brick, tiled roof

#### MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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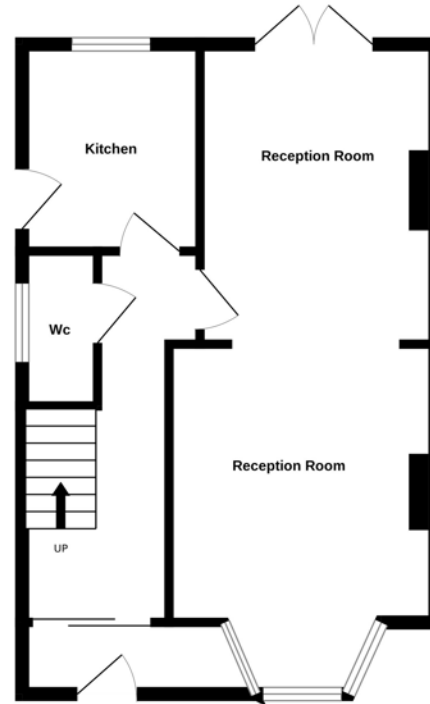


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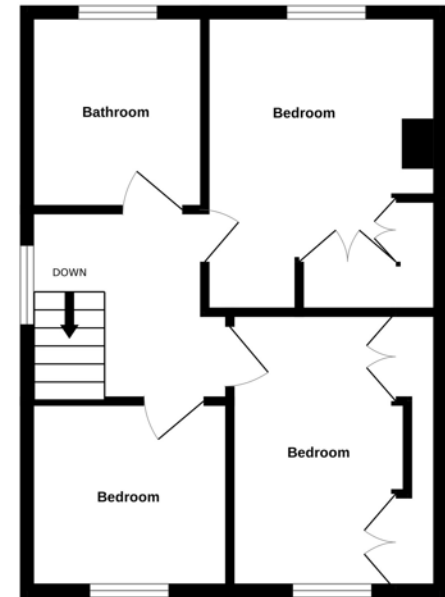
Offices at:

KINGSWINFORD HALESOWEN  
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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