ABODE
SALES & LETTINGS

Long Innage, West Midlands, B63 2UY

£225,000



https://www.abodemidlands.co.uk







A well-presented three-bedroom property offering spacious and versatile accommodation throughout, ideally suited to a range of buyers. The property is advertised with vacant possession and no upward chain, allowing for a smooth and straightforward purchase.

Externally, the property benefits from off-road parking to the front, providing access to the garage. The accommodation comprises an entrance hall, fitted kitchen with a range of storage units, and a spacious lounge/dining room with direct access to the rear garden.

To the first floor, there are three bedrooms, a landing with loft access and storage, together with a well-appointed four-piece family bathroom suite. The integral garage provides additional storage and houses the gas central heating boiler, electric meter, consumer unit, and power and lighting.

Further benefits include uPVC double glazing, gas central heating, useful storage throughout, and an enclosed rear garden, making this an attractive home offered for sale with no onward chain.

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Hallway
Accessed via a uPVC double glazed front entrance door, the welcoming hallway features a staircase rising to the first-floor landing, a central heating radiator, smoke alarm, and an internal door leading through to the kitchen.

Kitchen
Positioned to the front of the property, the kitchen is fitted with a range of matching wall and base units incorporating drawers and complementary work surfaces. Appliances include a four-ring halogen hob and a stainless steel sink with drainer and mixer tap. There is plumbing and space for freestanding and under-counter appliances, together with a central heating radiator, recessed ceiling spotlights, and a uPVC double glazed window to the front elevation.

Lounge/Diner
A spacious reception room enjoying views over the rear garden through a uPVC double glazed window and matching patio door providing direct garden access. The room centres around an attractive electric fireplace with a timber Adam-style surround and benefits from a central heating radiator, television aerial point, telephone point, and a useful understairs storage cupboard.

Landing
With access to the loft via a loft hatch, smoke alarm, and an airing cupboard housing shelving and a central heating radiator. Internal doors provide access to all first-floor accommodation.

Bedroom One
A well-proportioned double bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and television aerial point.

Bedroom Two
A comfortable second bedroom overlooking the rear garden, featuring a uPVC double glazed window, central heating radiator, and television aerial point.

Bedroom Three
A generous single bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard.

Family Bathroom
Fitted with a four-piece suite comprising a low-level WC, pedestal wash hand basin, corner shower cubicle, and corner bath. The bathroom benefits from complementary wall tiling, recessed ceiling spotlights, an extractor fan, central heating radiator, and two uPVC double glazed obscure windows to the side and rear elevations, providing natural light and ventilation.

Garage
The integral garage is accessed internally from the entrance hall and via an up-and-over door to the front elevation. Benefitting from a uPVC double glazed window to the rear, the garage is fitted with lighting and power and houses the gas central heating boiler, electric meter, consumer unit, and a carbon monoxide detector.






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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

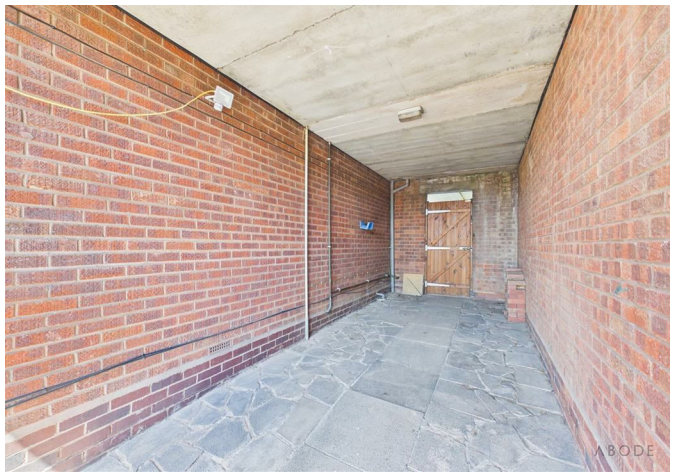
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

















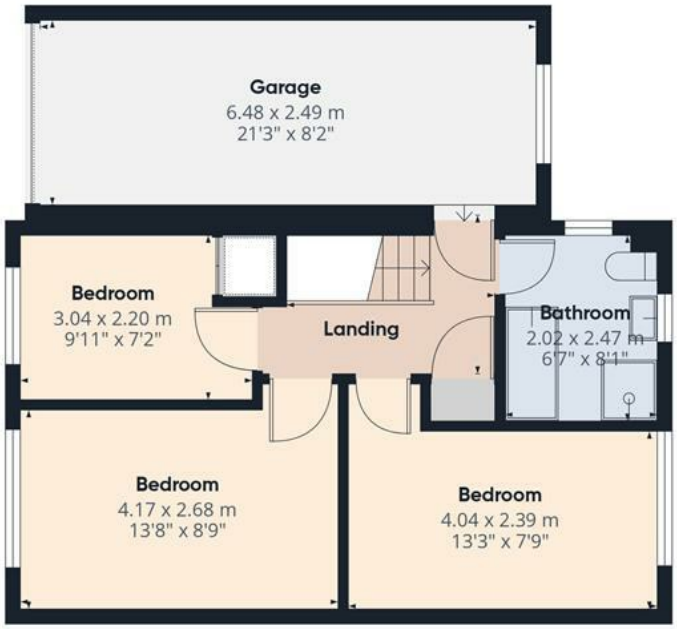





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Floor 0



Floor 1



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Approximate total area(1)

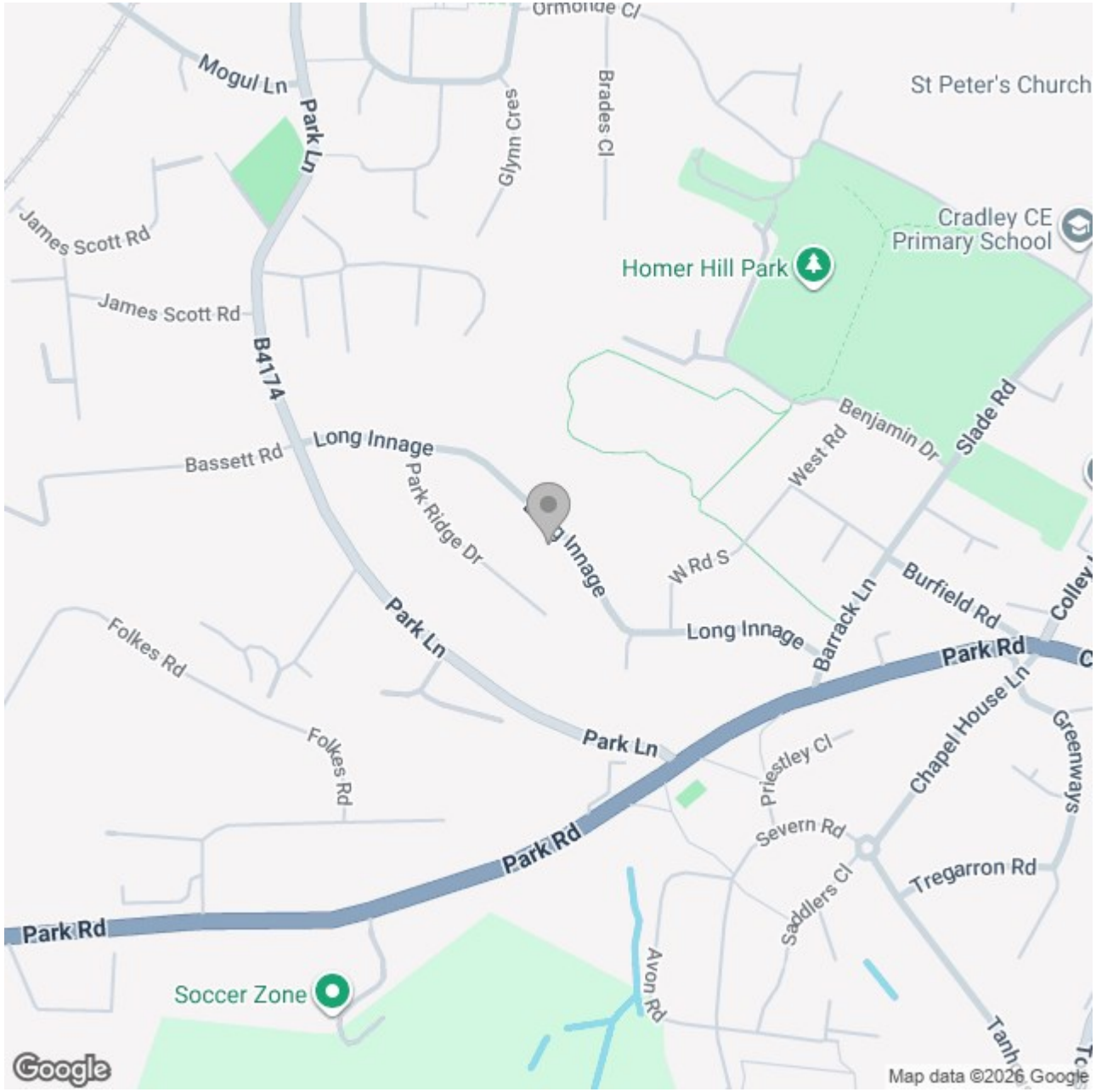
92.7 m²

998 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.