



18 LONGLANDS ROAD
B62 0AZ

Taylors

18 LONDLANDS ROAD HALESOWEN

A superb WELL PROPORTIONED DE- TACHED HOME IN LAPAL.

Entrance Porch

Hall

With Kardean flooring and understairs cupboard

Living Room

26' 2" x 14' 5" narrowing to 13' 4" (7.97m x 4.39m)

Having Log burner and double doors to the Garden Room

Office/Study

22' 0" x 9' 5" max (6.70m x 2.87m)

Having front bow window with shutters and seating

L shaped Living Kitchen

Comprising

Dining area

15' 7" x 7' 4" (4.75m x 2.23m)

Having PVC double doors to the garden, Kardean flooring and opening to the kitchen

Kitchen area

11' 7" x 9' 9" (3.53m x 2.97m)

Having an excellent range of floor and wall cupboards with underlighting and display units with internal lighting, GRANITE WORK SURFACING, integral dishwasher and fridge. WIDE GAS FIRED AGA with 3 Warming Plated and 4 Ovens, Kardean flooring

Garden Room

14' 6" x 11' 5" (4.42m x 3.48m)

Having ceiling lighting and electrically operated velux windows, double glazed windows and doors with blinds

Spacious Cloakroom

With WC and hand basin

Fitted Utility

10' 3" x 9' 1" (3.12m x 2.77m)

With range of units and inset sink

Landing

Deep Linen cupboard off

Bedroom 1

12' 10" x 12' 10" (3.91m x 3.91m)

With PVC double glazed window with shutters, 8 drawer floor unit, bed recess with drawers and wardrobes either side, further return fitted wardrobes

Ensuite Shower Room

8' 6" x 8' 0" (2.59m x 2.44m)

With wide shower cubicle, hand basin in surround with cupboards beneath, WC, tiling to wall with inset vanity mirrors and heated towel/radiator.

Bedroom 2

11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom 3

11' 9" into wardrobes x 9' 9" (3.58m x 2.97m)

With fitted wardrobes

Bedroom 4

11' 10" into wardrobes x 9' 9" (3.60m x 2.97m)

Having double glazed window with shutters, fitted wardrobes

Bathroom

9' 0" x 6' 0" (2.74m x 1.83m)

Having panel bath with both hand held and overhead showers, wide handbasin, WC, heated towel rail/radiator

Integral Store

Rear Garden

With good size patio area and decked area, lawn, attractive borders, further lawn and Summerhouse.

Having Electric Charging Point at the front of the property.

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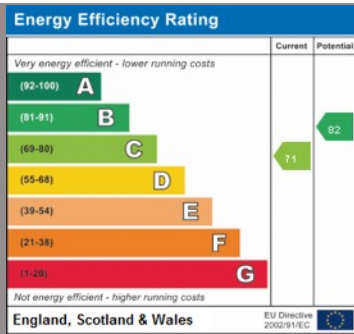


A superb WELL PROPORTIONED DETACHED HOME IN LAPAL, displaying a wide frontage, successfully extended and REQUIRING EARLY INSPECTION. With gas radiator heating, double glazing - Porch, Hall, Exceptionally Spacious Living Room with LOG BURNER, Study/Office, Splendid L shaped Living/Dining Kitchen with AGA, Garden Room, Cloakroom with WC, Good Utility, FOUR GOOD SIZE BEDROOMS [bedroom one with fitted furniture and LARGE ENSUITE], Lovely House Bathroom, Integral Store, Pleasant Laid Out Garden,

MISREPRESENTATION ACT 1967

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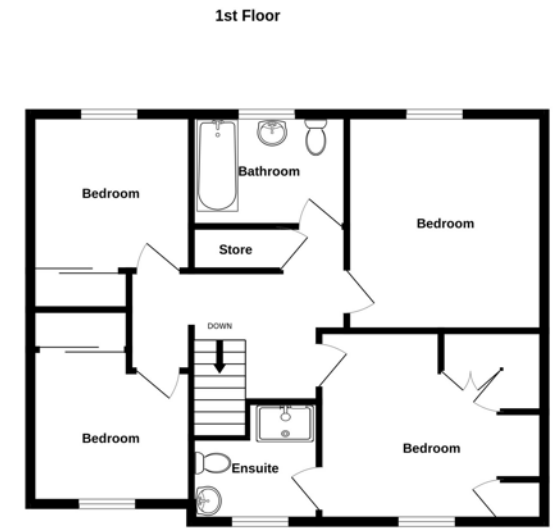
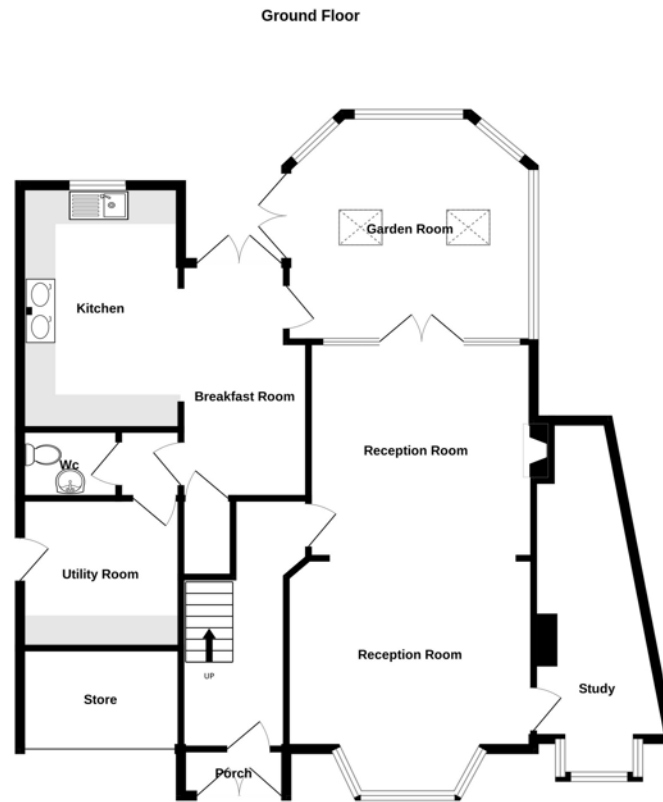
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