



23 DOUGLAS ROAD
B62 9HR

Taylors

23 DOUGLAS ROAD HALESOWEN

Exceptionally WELL PROPORTIONED FIVE BEDROOM DETACHED HOME

Entrance Hall

Having staircase with glass bannister and Cloakstore beneath

Cloakroom

With WC

Dining Room

13' 7" into bay x 11' 3" (4.14m x 3.43m)

Having double glazed bay window and lovely dual aspect Log Burner

Lounge

23' 11" x 12' 10" (7.28m x 3.91m)

Having double glazed double doors to the garden and again the dual aspect

Log Burner

Kitchen

12' 7" max x 11' 3" (3.83m x 3.43m)

Having range of units with wood work surfacing, Wide 7 ring Stoves cooker with hood above, integral dishwasher and fridge, matching wall cupboards with glass cabinet, Kardean flooring and sliding doors to the Conservatory

Conservatory

11' 2" x 8' 9" (3.40m x 2.66m)

With underfloor heating, ceiling lighting and double glazed windows with fitted blinds

Utility room

8' 3" x 7' 3" (2.51m x 2.21m)

With double glazed door to the garden

Landing

With glass bannister

Family Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Having panel bath with shower above and screen, hand basin and WC with range of surrounding cupboards

Bedroom 1

20' 0" x 12' 11" (6.09m x 3.93m)

Having windows to the front and rear, an excellent range of fitted furniture with bed recess, wardrobes and wide dressing unit.

ENSUITE with shower and handbasin

Bedroom 2

20' 10" x 7' 8" (6.35m x 2.34m)

With stairs to useful mezzanine area. ENSUITE with shower cubicle, handbasin and WC

Bedroom 3

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom 4

11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom 5

8' 1" x 6' 7" (2.46m x 2.01m)

Garage

25ft in length and having electric front door, power and lighting

Rear Garden

An excellent size and having large patio, further large decked area. Substantially sized Shed. Good size lawn with borders. Side entrance with 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.

Exceptionally WELL PROPORTIONED FIVE BEDROOM DETACHED HOME in this respected address. Successfully extended and complemented by A LOVELY GOOD SIZE GARDEN. With gas radiator heating and double glazing - Hall, Cloakroom with WC, Well proportioned Dining room with DUAL ASPECT LOG BURNER to the SPACIOUS THROUGH LOUNGE, Fitted kitchen with wide Stoves cooker, Fitted Utility, Double glazed Conservatory with underfloor heating, Five upstairs Bedrooms [Bedroom One with fitted furniture and ensuite, Bedroom to with ensuite and useful mezzanine area, House Bathroom, Long 25ft Garage.

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		90
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

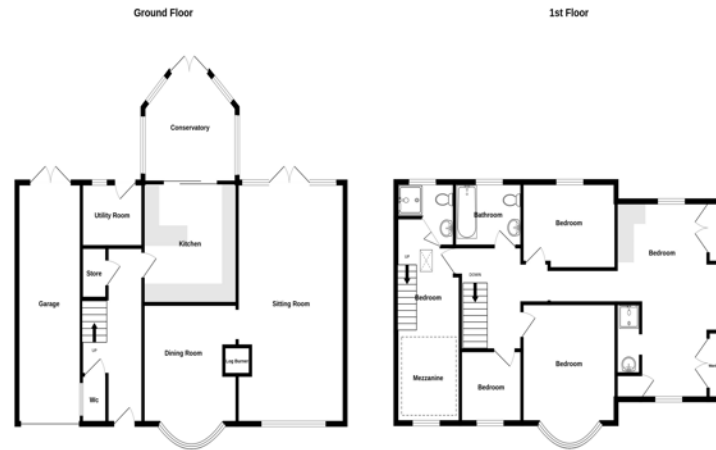
Agents contact details:
 19 - 21 HAGLEY ROAD,
 HALESOWEN
 B63 4PU
 T. 0121 550 3978
 e. halesowen@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

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