



3 CHERRY TREE LANE
B63 1DU

Taylors

3 CHERRY TREE LANE HAYLEY GREEN

*A wonderful SPACIOUS DETACHED
HOME in the desirable HAYLEY
GREEN area.*

Good frontage with wide block paved drive

Double glazed Porch

Attractive Hall

Guest bedroom / third reception

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

With large double wardrobes

Ensuite Shower Room

With tiled shower cubicle, WC and handbasin with cupboards beneath

Lounge

18' 3" into bay x 10' 11" (5.56m x 3.32m)

With attractive fireplace with modern living flame gas fire with remote

control, deep bay window and three wall lights

Living/Dining Kitchen

18' 3" x 12' 3" (5.56m x 3.73m)

Having double doors to the lounge, bifolding doors to the garden and

kitchen area with cream gloss fronts, porcelain sink, integral double oven,

hob, dishwasher, fridge and freezer, Shelved Pantry.

Utility room

8' 5" x 6' 0" (2.56m x 1.83m)

With double glazed door to the garden, single drainer sink, floor and wall

cupboards

Cloakroom

With WC and handbasin

Good size Landing

Loft access with ladder. Walk in cupboard with central heating boiler

Bedroom 1

14' 10" x 9' 8" (4.52m x 2.94m)

With fitted wardrobe

Ensuite Shower Room

7' 6" x 5' 0" (2.28m x 1.52m)

With wide tiled shower cubicle, handbasin with cupboards beneath, WC

Bedroom 2

12' 9" x 10' 2" (3.88m x 3.10m)

With large built in wardrobe, vertical radiator

Bedroom 3

12' 0" max x 10' 4" (3.65m x 3.15m)

Bedroom 4

6' 6" x 6' 0" (1.98m x 1.83m)

Family Bathroom

8' 1" x 7' 6" (2.46m x 2.28m)

Having panel bath with shower above, handbasin with cupboards be-

neath, WC, tiled floor

Rear Garden

Attractively and thoughtfully laid out, having side entrance with gate,

block paved area, feature patio area numerous shrubs, plants and trees,

further Pergola with additional sitting area beneath



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.

A wonderful SPACIOUS DETACHED HOME in the desirable HAYLEY GREEN area. Attractively and thoughtfully looked after and REQUIRING INTERNAL INSPECTION. With gas central heating and PVC double glazing includes - Wide block paved drive, Porch, Good size Hall, Excellent Lounge, GUEST BEDROOM/ THIRD RECEPTION ROOM with ENSUITE SHOWER ROOM, Lovely Living/Dining Kitchen with bi-folding doors to the garden, kitchen area with good range of integral appliances, Utility Room, Cloakroom with WC, FOUR UPSTAIRS BEDROOMS - Bedroom One with ENSUITE SHOWER ROOM, Lovely House Bathroom, Attractive and thoughtfully laid out garden with sunny aspect. All main services connected. Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council tax band E. EPC- .

Construction, walls brick, tiled roof

MISREPRESENTATION ACT 1967

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 STOURBRIDGE BRIERLEY HILL SEDGLEY



Measurements are approximate. Not to scale. Illustrative purposes only.
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