

157 BROMSGROVE ROAD B62 0JU Taylors

157 BROMSGROVE ROAD **HUNNINGTON**

Good size detached DORMER BUNGALOW in an OUTSTANDING SEMI RURAL LOCATION.

Large Entrance 19' 0" x 9' 1" max (5.79 m x 2.77 m) With PVC double glazed entrance doors and windows, tiled floor Spacious Hall

comprising
comprising
Front Dining Area
13' 11"into bay x 11' 10" (4.24m x 3.60m)
Rear Lounge Area
14' 10" x 11' 10" (4.52m x 3.60m)

With attractive fireplace with gas fire and double glazed doors to the conservatory

Fited Kitchen

12' 8" x 11' 0" (3.86m x 3.35m)

having a comprehensive range of attractive units with cream fronts and including integrated Bosch fridge freezer, double oven, cooker hood, integral dishwasher, additional integral fridge and microwave. skirting heater, deep drawers and corner units with hidden shelving, wall cupboards with underlighting, tiled floor

Large Conservatory

23' 3" x 8' 2" (7.08m x 2.49m)

With double glazed windows and doors to the garden

Bedroom 1

15' 6" x 11' 8" (4.72m x 3.55m)

With comprehensive range of fitted furniture

Study/2nd Reception or Bedroom 4

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

Bathroom

9 7" x 6' 8" (2.92m x 2.03m)

Having panel bath, hand basin, WC, corner shower cubicle. tiling to walls and tiled floor

First Floor Landing

Built in store cupboard off

Bedroom 2

13' 6" x 11' 10"max (4.11m x 3.60m)

13' 6" x 11' 10"max (4.11m x 3.60m)

Having super views, built in double wardrobe.

Bedroom 3

12' 0" x 9' 11" (3.65m x 3.02m)

Again with super views, fitted wardrobes

Shower Room

7' 3" x 6' 1" (2.21m x 1.85m)
Wth shower cubicle, handbasin and WC
Ground floor rear vestibule
with door to outside

Utility room 8' 8" x 4' 6" (2.64m x 1.37m)

Garage 16' 7" × 8' 5" (5.05m × 2.56m) With electric front door Rear Garden

A fantastic rear garden with countryside beyond, having large shaped patio, tap, side entrance with gate, extensive large lawn, pergola, sheds and greenhouse

TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the







Good size detached DORMER BUNGALOW in an **OUTSTANDING SEMI RURAL** LOCATION. Having a WONDERFUL LARGE REAR GARDEN WITH SUPERB VIEWS OF COUNTRYSIDE BEYOND. With good frontage allowing parking and turning, gas radiator heating and PVC double glazing. Lovely large entrance. Imposing hall with SUPER LEADED AND GLAZED WINDOWS. Spacious living room with defined lounge and dining areas. Also a study/2nd reception or bedroom 4. Expensive fitted kitchen with integral appliances, large double bedroom 1, well fitted bathroom with shower cubicle. Two upstairs bedrooms and shower room. Large DOUBLE GLAZED

CONSERVATORY, utility room with extra wc, garage with electric door. All main services connected.

Broadband/Mobile

coverage://checker.ofcom.org.uk/engb/broadband-coverage. Council tax band F.

EPC C

Construction walls mainly brick dormers externally clad, pitched tiled roof, flat to dormer.

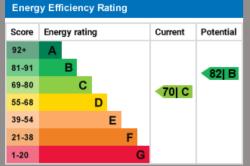
MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.









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

www.taylors-estateagents.co.uk



Copyright 2015 | Taylors Estate Agents and Surveyors Limited

Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Conservatory

Kitchen

Dining Room

Garage

Bathroom

Bedroom

Bedroom



Measurements are approximate. Not to scale. Illustrative purposes of





GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. EPC C. COUNCIL TAX BAND F: Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. TENURE: The endors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building r