



39 WYTHALL ROAD  
B63 4QR

**Taylors**

# 39 WYTHALL ROAD HALESOWEN

*Occupying a good position on the  
south westerly side of Halesowen.*

Entrance Vestibule  
Hall

With double cloaks cupboard

Living Room

18' 9"max x 16' 5" (5.71m x 5.00m)

Being L shaped with defined dining area and hav-  
ing fireplace with electric log burner style fire,  
PVC double glazed double doors to the garden

Extended Kitchen

14' 6" x 6' 10" (4.42m x 2.08m)

having good range of floor cupboards, freestand-  
ing cooker

Landing

Bedroom 1

11' 6" x 11' 4" (3.50m x 3.45m)

Bedroom 2

11' 11" x 7' 6" (3.63m x 2.28m)

With built in cupboard

Bedroom 3

11' 5" x 7' 1" (3.48m x 2.16m)

Family Bathroom

8' 6"plus shower cubicle x 7' 7" (2.59m x 2.31m)

Having panel bath with shower attachment,  
handbasin and WC, tiled shower cubicle

Garage

Rear Garden

having sunny aspect, side entrance with tap, pa-  
tio, lawn, Shed and greenhouse



These particulars are intended only as a guide and must no 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.

Occupying a good position on the south westerly side of Halesowen, having a Rear Garden with sunny aspect, extended kitchen, gas central heating and PVC double glazing. Entrance Vestibule, Hall, Spacious L shaped Living Room with Dining Area, Extended Kitchen, **THREE DECENT BEDROOMS**, Good size Bathroom with separate shower cubicle, Garage. All main services connected.

Broadband/Mobile coverage://[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Council tax band C.

EPC- C .

**Construction walls brick, tiled roof, flat roof to extension**

MISREPRESENTATION ACT 1967

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

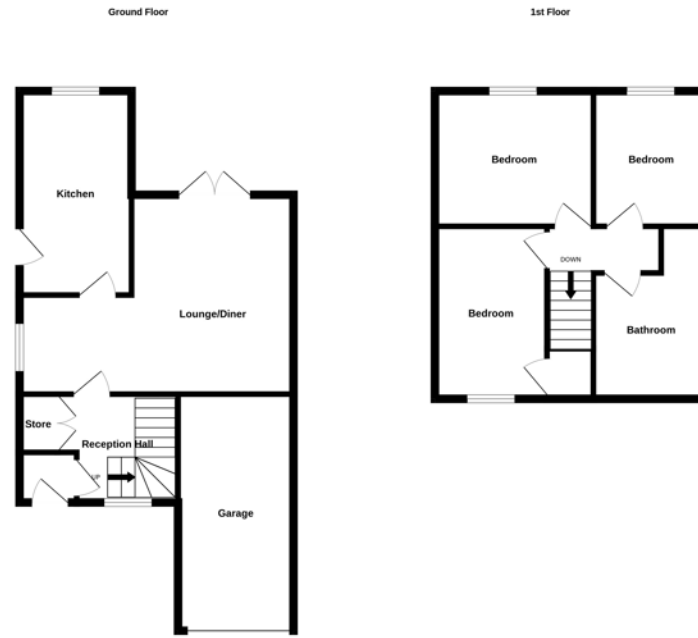
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