



UPHILL 14B WAXLAND ROAD
B63 3DW

Taylors

UPHILL 14B WAXLAND ROAD HALESOWEN

SUPERIOR WELL PROPORTIONED THREE BEDROOM DETACHED BUNGA- LOW with DETACHED ONE BEDROOM ANNEX

Lovely Laid out Front Gardens

Entrance Vestibule

6' 1" x 5' 2" (1.85m x 1.57m)

Imposing Large Hall

22' 1" max x 15' 0" max (6.73m x 4.57m)

Being L shaped. Cloakstore off and
access to loft with ladder, boarding and light

Lounge

22' 4" into bay x 15' 0" (6.80m x 4.57m)

With double door entrance, fireplace with gas fire

Dining Room/ Study

12' 6" x 9' 9" (3.81m x 2.97m)

With fitted desk, drawers and cupboards

Spacious Living Kitchen

22' 7" x 15' 10" max (6.88m x 4.82m)

L shaped and with good dining area and comprehensive fitted kitchen area with range of
integral appliances

Conservatory

12' 0" x 11' 3" (3.65m x 3.43m)

With double glazed windows and doors to the garden, glass roof

Fitted utility

11' 9" x 5' 11" (3.58m x 1.80m)

With integral fridge and freezer

Cloakroom

Having WC and handbasin

Bedroom 1

15' 0" max x 11' 6" into wardrobes (4.57m x 3.50m)

With comprehensive range of fitted furniture

Ensuite Bathroom

9' 7" x 7' 1" (2.92m x 2.16m)

With panel bath with shower above, bidet, handbasin in surround, fitted cupboards, WC

Bedroom 2

13' 2" x 11' 10" max (4.01m x 3.60m)

With range of fitted furniture

Bedroom 3

10' 0" into wardrobes x 9' 7" (3.05m x 2.92m)

Again with fitted furniture

Bathroom

11' 10" x 6' 1" (3.60m x 1.85m)

With good size shower cubicle, panel bath, handbasin and WC, fitted cupboards and vanity
mirror

ANNEX comprising

Hall

Living Kitchen

17' 7" x 10' 0" (5.36m x 3.05m)

Having attractively fitted kitchen area with integral oven, hob, fridge and washer

Bedroom

11' 6" x 7' 5" (3.50m x 2.26m)

Shower Room

7' 5" x 3' 6" (2.26m x 1.07m)

With wide shower cubicle, WC and handbasin

Gardens

Having useful good size Store

Rear patio, lawns extending to the rear and side with well looked after beds and borders

Large front gardens with drive parking and further lawned gardens on the opposite side of
the drive

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.



SUPERIOR WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW with DETACHED ONE BEDROOM ANNEX, nestled away in this respected yet convenient neighbourhood. Set in beautiful laid out gardens, having gas central heating and PVC double glazing -Entrance Lobby, Large Hall, Superb good size Lounge, Large Study/Dining Room, Exceptionally spacious Living/Dining Kitchen, Pleasant double glazed Conservatory, Fitted Utility, Cloakroom with WC, THREE GOOD SIZE BEDROOMS all with fitted furniture, BEDROOM ONE WITH ENSUITE BATHROOM, Main Bathroom with shower cubicle. ANNEX with PVC double glazing and electric heating COM-PRISES - Hall, Living Kitchen, Bedroom, Shower Room. All main services to main bungalow connected. Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F. EPC- Bungalow C, Annex D. Construction - walls brick, tiled roof Long term flood risk - very low

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

www.taylor-estateagents.co.uk

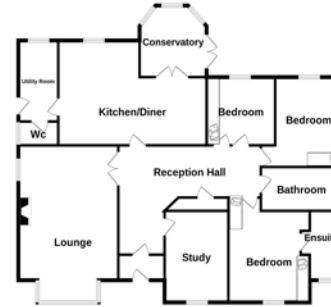
Taylor's

Copyright 2015 | Taylor's Estate Agents and Surveyors Limited
 Printed by www.stewartdigital.co.uk

Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



Measurements are approximate. Not to scale. Notwithstanding to any other document.
 Made with Blueprints (2014)



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, ANNEX D. 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 vendors advise the property is FREEHOLD. Taylor's 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.** Taylor's 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 Taylor's 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 regulations have been granted or applied for, nor do Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - FOR GUIDE PURPOSES ONLY:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylor's Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).