



47 STANLEY AVENUE
B32 2HA

Taylor's

25 HILLSIDE AVENUE

ROWLEY REGIS

Offers in the Region Of £300,000

A traditional, three bedroom semi detached home with superb rear views.

Entrance Porch

Hall

Living Room

15' 1" max x 10' 8" (4.59m x 3.25m)

Dining Room

13' 0" x 10' 8" (3.96m x 3.25m)

Kitchen

8' 8" x 5' 11" (2.64m x 1.80m)

Rear vestibule

18' 10" x 7' 1" (5.74m x 2.16m)

First Floor Landing

Bedroom One

16' 0" max x 10' 7" (4.87m x 3.22m)

Bedroom Two

13' 1" x 10' 10" (3.98m x 3.30m)

Bedroom Three

8' 9" x 5' 10" (2.66m x 1.78m)

Bathroom

8' 10" x 5' 9" (2.69m x 1.75m)

Rear Garden

Frontage

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 THREE BEDROOM SEMI DE-TACHED Home well situated in this **POPULAR LOCATION**. In need of some modernisation with majority double glazing and gas central heating (not tested), comprising; Porch, Hall, Living room, Dining room, Kitchen, Vestibule, First floor landing, Three bedrooms and Bathroom. Outside with Paved frontage and Rear garden

Tenure: Freehold.

Construction: Brick built with render and part tile clad and a tiled roof. Timber vestibule to rear.

Services: All main services are connected however haven't been tested.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band C.

EPC D.

**Flood Risk - Surface Water - High
Rivers and Seas - 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		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Taylor's

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