



25 WARLEY HALL ROAD  
B68 9JR

**Taylor's**

# 25 WARLEY HALL ROAD OLDBURY

*A spacious three bedroom semi detached home.*

Lounge

15' 0" x 13' 0" (4.57m x 3.96m)

Kitchen

14' 2" x 8' 10" (4.31m x 2.69m)

Bedroom 1

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom 2

13' 0" x 9' 0" (3.96m x 2.74m)

Bedroom 3

8' 0" x 8' 0" (2.44m x 2.44m)

These particulars are intended only as a guide and must not be relied upon as a 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 spacious three bedroom semi detached home in this respected location needing some updating and offering potential, with gas central heating and double glazing, comprising; welcoming hall, lounge, kitchen, rear vestibule with w.c. off, three good size bedrooms, house bathroom, narrow side access to garage and goos size rear garden. Tenure: Freehold. Construction: Brick built with tiled roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band B. EPC . Flood Risk Surface Water Medium, Rivers and the Sea Very Low.

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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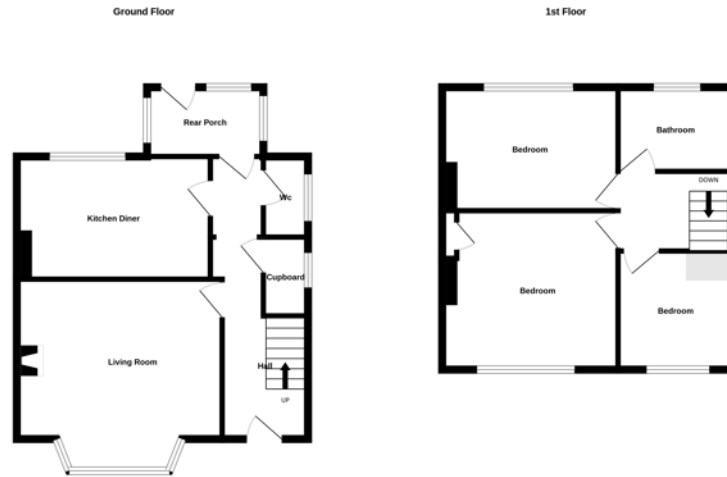
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Measurements are approximate. Not to scale. Illustrative purposes only.  
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