



45 KENSWICK DRIVE  
B63 4QZ

**Taylors**



# 45 KENSWICK DRIVE HALESOWEN

*A delightful and looked after semi detached home.*

## Fitted Kitchen

15' 9" x 6' 5" (4.80m x 1.95m)

With oven, hob and cooker hood, good range of floor and wall cupboards, pantry off

## Dining Room

15' 5" x 8' 11" (4.70m x 2.72m)

## Stairs off

## Lounge

16' 6" x 9' 9" (5.03m x 2.97m)

having attractive fireplace, PVC double glazed double doors to the garden

## Landing

## Bedroom 1

15' 11" max to recess x 9' 6" (4.85m x 2.89m)

With built in double wardrobe

## Bedroom 2

10' 11" x 9' 10" (3.32m x 2.99m)

With built in wardrobe

## Bedroom 3

7' 2" x 6' 6" (2.18m x 1.98m)

With views of countryside

## Bathroom

8' 4" x 6' 5" (2.54m x 1.95m)

Having panel bath with shower attachment, hand basin and separate shower cubicle

## Separate WC

## Garage

With light, power and tap

## Rear Garden

With decking, artificial lawn and space for shed

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 delightful and looked after semi detached home on the popular south westerly side of Halesowen. having front views of countryside, gas central heating and PVC double glazing. **EARLY INSPECTION HIGHLY RECOMMENDED** with **TWO GOOD RECEPTION ROOMS**, Fitted Kitchen with oven and hob, Three Bedrooms, Bathroom with shower cubicle, separate WC, Drive and Garage, attractive Rear garden. All main services connected. Broadband/mobile coverage://[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Tenure - Freehold. Council Tax Band C, EPC- D

Construction- walls brick, tiled roof  
Long term flood risk, general area,surface water high, rivers very low

#### MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	63  D	
39-54	E		
21-38	F		
1-20	G		

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