



2 BIRLEY GROVE  
B63 1EP

**Taylors**

## 2 BIRLEY GROVE HAYLEY GREEN

*On a SUPERB CORNER POSITION, an  
OUTSTANDING DETACHED FAMILY  
HOME*

Large Double glazed Porch

Good size Hall

Store cupboard off

Cloakroom

Attractively fitted with WC and handbasin, part tiling to walls

Lounge

18' 6" into bay x 13' 1" (5.63m x 3.98m)

A delightful room with fireplace having remote control fire, wall lights, double doors to the dining room

Spacious Dining Room

15' 9" x 10' 10" (4.80m x 3.30m)

PVC double glazed doors to the garden, wall mounted electric fire.

Super Living Kitchen

17' 9" max x 15' 6" max (5.41m x 4.72m)

Being L shaped with SITTING AREA having doors to the garden, ISLAND with granite work surface and good size Kitchen area with excellent range of floor cupboards with plinth lighting, integral oven, hob and cooker hood, integral dishwasher, fridge and freezer, good range of wall cupboards with underlighting, tiled floor

Utility room

8' 7" x 8' 2" (2.61m x 2.49m)

With sink work surfacing and recesses for appliances, door to garage

Landing

With Linen Cupboard and loft ladder

Bedroom 1

13' 1" x 12' 6" plus door recess (3.98m x 3.81m)

With a comprehensive range of fitted furniture

Ensuite Shower Room

9' 11" x 3' 10" (3.02m x 1.17m)

With corner shower cubicle, handbasin with cupboards beneath, WC

Bedroom 2

12' 4" x 11' 3" (3.76m x 3.43m)

With fitted double wardrobe and desk unit, further built in wardrobe

Bedroom 3

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom 4

9' 1" x 8' 6" (2.77m x 2.59m)

With built in wardrobe

Family Bathroom

8' 3" x 6' 0" (2.51m x 1.83m)

Having P shaped panel bath with shower above, hand basin and WC in combi unit with drawers and cupboards, tiled floor and tiling to walls

Garage No 1

19' 1" x 8' 7" (5.81m x 2.61m)

Garage No 2

21' 2" x 11' 1" (6.45m x 3.38m)

An excellent size with front electric door and rear door to the garden

Gardens

Large rear garden with shaped patio, circular sitting area, good size lawn, tap, power and lighting, Extending to the side with double gated entrance



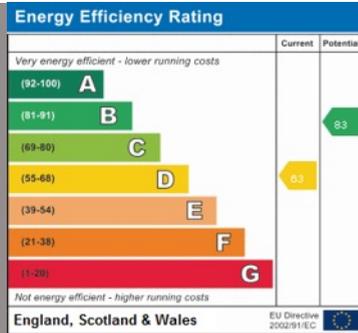
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On a SUPERB CORNER POSITION, an OUTSTANDING DETACHED FAMILY HOME in Hayley Green. Occupying a large parcel of land with a WIDE FRONTAGE allowing for side gardens and extra parking. The extended accommodation has gas central heating and PVC double glazing - Porch Entrance, Hall, Cloakroom with WC, Delightful good size Lounge, Extended Dining Room, Fantastic LIVING KITCHEN with ISLAND, SITTING AREA AND A WEALTH OF INTEGRAL APPLIANCES, Utility, FOUR BEDROOMS, Bedroom One with EN-SUITE, House Bathroom, TWO GARAGES- one with electric door. LOVELY GOOD SIZE GARDENS EXTENDING TO THE SIDE. 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 F. EPC- Construction walls brick, tiled roof

MISREPRESENTATION ACT 1967

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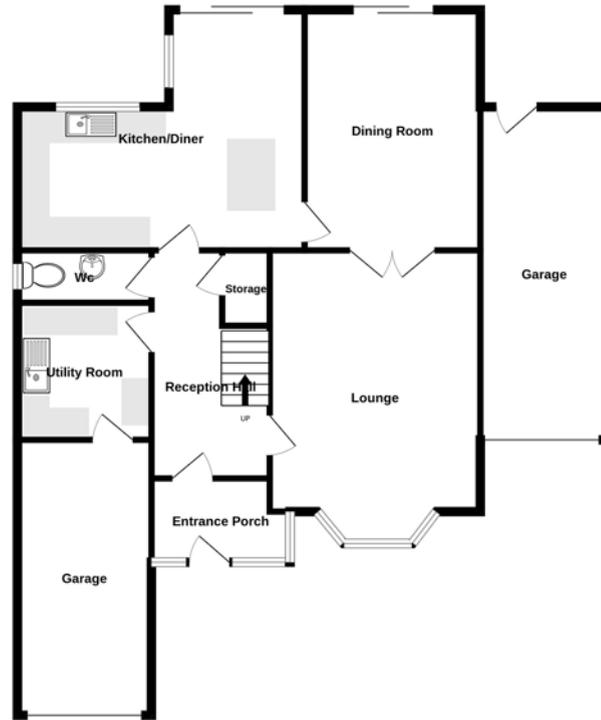


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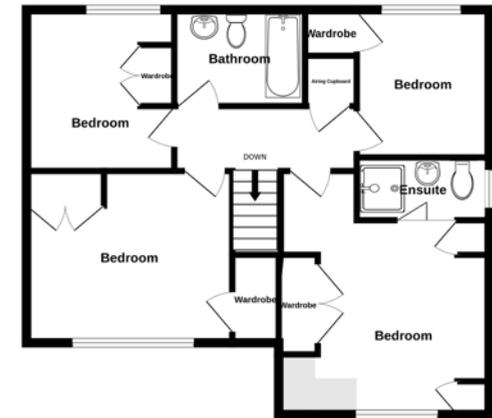
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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