



42 HAGLEY ROAD
B63 1DQ

Taylors

42 HAGLEY ROAD HALESOWEN

*A Magnificent improved and largely
extended, three double bedroom semi
detached family home.*

Welcoming hall

Lounge

15' 0" x 11' 10" (4.57m x 3.60m)

Living Room

24' 0" x 11' 10" (7.31m x 3.60m)

Kitchen/Diner

23' 0" x 14' 3" (7.01m x 4.34m)

Utility room

7' 4" x 6' 0" (2.23m x 1.83m)

Bedroom 1

13' 9" x 12' 0" (4.19m x 3.65m)

Bedroom 2

13' 0" x 11' 9" (3.96m x 3.58m)

Bedroom 3

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

Family Bathroom

10' 3" x 8' 10" (3.12m x 2.69m)

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 Magnificent improved and largely extended, three double bedroom semi detached family home in this respected service road in Hayley Green, having gas central heating and double glazing, comprising welcoming hall with fitted cloakroom off having w.c. delightful lounge, superb living room with bar area and steps down to fantastic refitted extended kitchen with island unit integral appliances and bifold doors to rear garden, utility room, three large double bedrooms, luxury house bathroom with his and her sink, garage and landscaped rear garden with bar and rear sitting area. 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. Council Tax Band D. EPC C. Flood Risk Rivers and Sea Very Low Risk, Surface Water Very Low Risk.

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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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