



Taylors

HALESOWEN, Hambleton Road

Offers In Region Of £299,950

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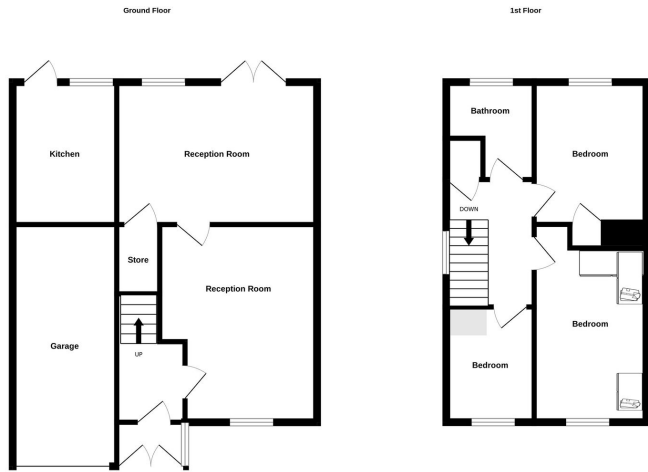
- Lovely rear outlook
- Close to countryside
- Very popular location
- Lounge and separate Dining Room
- Fitted kitchen with integral appliances
- PVC double glazing
- Fitted blinds included
- Garage with electric door
- Pleasant rear garden
- No upward chain



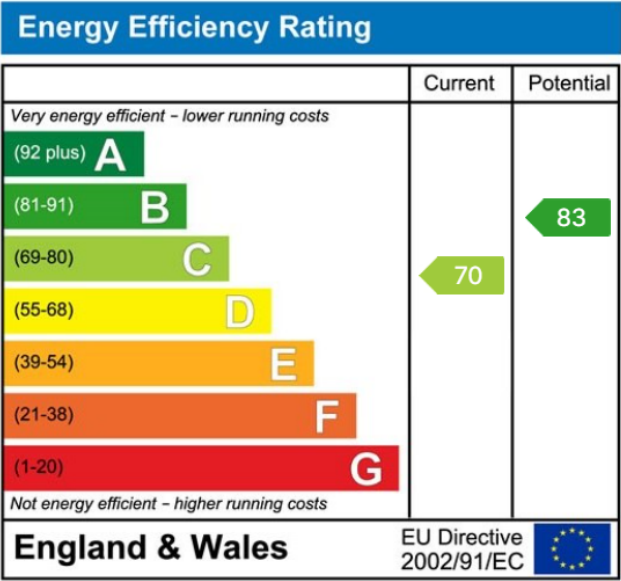
In a lovely position on the popular Squirrels, having a SUPER OUTLOOK TO TREES AT THE REAR. A three bedroom semi detached home with NO UPWARD CHAIN, Gas central heating and PVC double glazing. With wide block paved drive. All main services connected. Tenure Freehold. Council Tax Band C. EPC C. Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - wall brick, pitched tiled roof, part flat. Long Term flood risk, surface water very low, rivers very low.

Wide block paved drive, Double glazed Porch, Hall With double glazed door and stairs off, **Lounge** - 4.6m x 3.61m (15'1" x 11'10") Having fireplace with electric fire, front double glazed bow window with blinds, **Rear living Room** - 4.6m x 3.23m (15'1" x 10'7") With double glazed window and double glazed doors with blinds to the garden. Store cupboard off, **Fitted Kitchen** - 3.05m x 2.39m (10'0" x 7'10") Fitted with a comprehensive range of floor and wall cupboards having integral oven, hob and cooker hood, fridge and freezer, double glazed door to the garden, **Landing** With Linen Cupboard, **Bedroom One** - 4.27m x 2.57m (14'0"max x 8'5") With a range of fitted furniture, **Bedroom Two** - 3.28m x 2.59m (10'9" x 8'6") With built in wardrobes. Rear double glazed window with lovely outlook over the garden to trees beyond, **Bedroom Three** - 2.84m x 2.01m (9'4" x 6'7") **Bathroom** - 2.36m x 1.96m (7'9" x 6'5") Having panel bath with shower above, handbasin and WC, **Garage** - 5.59m x 2.64m (18'4" x 8'8") With electric front door, lighting, plumbing for washer. Worcester central heating boiler, **Rear garden** Having patio, lawn, borders, Shed and a lovely outlook beyond





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