



**Taylors**



## Melbourne Road, Halesowen, B63 3NB

Offers In Region Of £254,950

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- Tree lined cul de sac position
- Side garage with utility area
- Attractive rear garden with further sloping embankment beyond
- Good size L shaped living room with dining area
- Fitted kitchen with oven, hob and dishwasher
- Attractive shower room with shower having drying area
- Double glazed conservatory
- No upward chain
- carpets, curtains, oven, hob and dishwasher included
- Previously two bedrooms



Spacious one bedroom [ previously two bedrooms ] attractively presented and looked after semi detached BUNGALOW just into this convenient tree lined cul de sac. With gas central heating, PVC double glazing and NO UPWARD CHAIN early inspection recommended. Having wide block paved drive and GOOD SIZE GARAGE WITH UTILITY AREA comprises - Entrance Porch, Hall, Good size Living Room with Lounge and Dining Areas, attractive fitted Kitchen with oven, hob and dishwasher, Double glazed Conservatory, Double Bedroom with fitted wardrobes, Shower Room with walk in shower cubicle, Attractive main rear garden with further embankment at rear and outlook to trees.

**Hall** - Cloakstore off

**Living Room** - 7.52m x 3.71m (24'8" x 12'2" narrowing to 9' 2")

Being L shaped and having lounge and dining areas, sliding doors to the conservatory, fireplace with electric fire, wall lights and two ornamental ceiling light

**Double Glazed Conservatory** - 3.23m x 3m (10'7" x 9'10")

**Kitchen** - 3.1m x 3.1m (10'2" x 10'2") - Attractively fitted, oven, hob and cooker hood, integral dishwasher, floor and wall cupboards

**Bedroom** - 4.24m x 3.4m (13'11" x 11'2" into wardrobes) - With good range of fitted wardrobes

**Shower Room** - 2.59m x 1.93m (8'6" x 6'4") Having walk in shower with drying area, hand basin and WC with cupboards beneath, Cupboard with central heating boiler

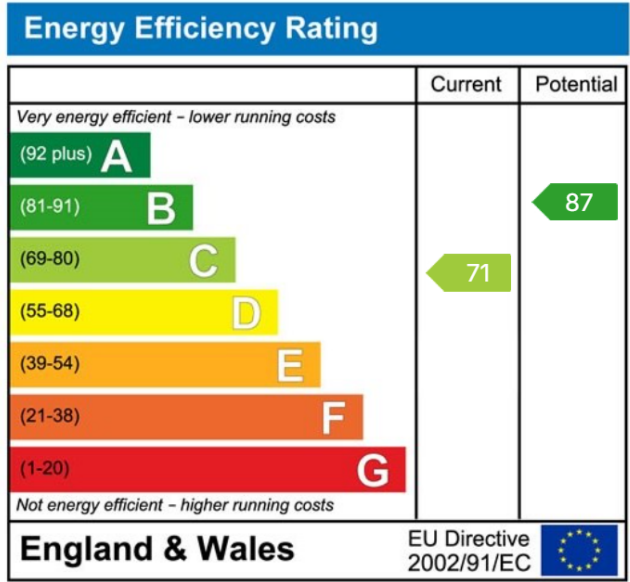
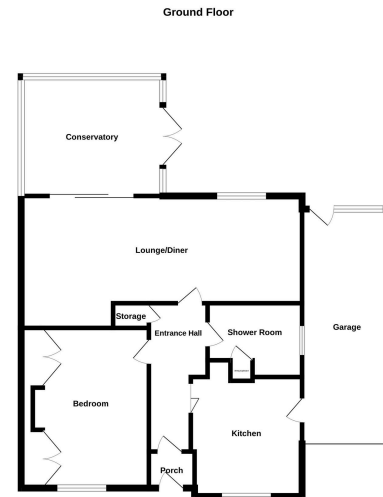
**Garage with Utility area** - 6.1m x 2.72m (20'0" x 8'11") having sink, recess for washer and dryer, lighting and power

**Rear garden** - having patio, decked area, lawn and embankment beyond. Outlooking to woodland









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