

Taylors

Frankley Avenue, Halesowen, B62 0EA

£430,000

5 2 2 2

Spacious, extended five bedroom semi detached

Respected location

Ideal family home

Central heating and double glazing

· Convenient for local schools and amenities · Superb Re fitted kitchen

Bathroom and en suite shower room
No upward chain





A spacious, improved and extended, five bedroom semi detached home in this respected location having gas central heating and double glazing comprising; welcoming hall, delightful lounge, dining room, superb re fitted kitchen, conservatory, three first floor bedrooms one with ensuite shower room, attractive house bathroom, stairs to second floor with two further bedrooms, garage and lovely rear garden.

Tenure: Freehold.

Construction: Brick Built with Tiled Roof. Services: All mains services connected.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band D.

EPC D.

Flood Risk: Surface Water Low, Rivers and the Sea Very Low

Lounge - 6.02m x 3.35m (19'9" x 11'0")

Dining Room - 3.66m x 3.3m (12'0" x 10'10")

Kitchen - 3.78m x 3.43m (12'5" x 11'3")

Conservatory - 3.53m x 3m (11'7" x 9'10")

Bedroom 1 - 4.88m x 2.95m (16'0" x 9'8")

Bedroom 2 - 3.84m x 3.3m (12'7" x 10'10")

Bedroom 3 - 3.35m x 3.1m (11'0" x 10'2")

Bedroom 4 - 4.17m x 2.74m (13'8" x 9'0")

Bedroom 5 - 2.82m x 1.91m (9'3" x 6'3")

















	C	urrent	Potentia
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		56	84
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs	_		

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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property sondition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. EPC: can be supplied free of charge. CONSUMER PROTECTION REQULATIONS (2008): These peraced with care and approved by the vendors (where possibility of vener possibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The ventor of an other property or scale particulars are not necessarily themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The ventor of success that may affect this property condition or issues that may affect this property such that is property such each of the statements in these particulars are not the property or sale particulars are included by the vendors (where possibility for errors or misdescription or issues relating to the title or otherwise as a guide only with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. PLANHINGS (2008): These particulars are included in the sale price. Tay

taylors-estateagents.co.uk Follow us on: f X