



12B DREWS HOLLOWAY
B63 2AQ

Taylors

12B DREWS HOLLOWAY HALESOWEN

A SUPER MOST DELIGHTFULLY PRESENTED *and* GOOD SIZE TOWNHOUSE

Entrance Hall

Double Cloaks Cupboard

Utility room

8' 8" plus dr recess x 5' 7" (2.64m x 1.70m)

Having floor and wall cupboards, recess for washer

Bedroom 3 / office

8' 10" x 8' 8" (2.69m x 2.64m)

Refitted Shower Room

Having shower cubicle with both overhead and hand held showers, handbasin and WC, tiling to walls

First Floor Landing

Lounge

18' 9" max x 14' 7" (5.71m x 4.44m)

With ceiling lighting

Full width Dining kitchen

14' 7" x 10' 11" max (4.44m x 3.32m)

With integral oven, hob and cooker hood, range of floor and wall cupboards

Second Floor landing

Bedroom 1

14' 8" into wardrobes x 13' 9" into wardrobes (4.47m x 4.19m)

With range of fitted furniture

Refitted ensuite bathroom

6' 6" x 5' 10" (1.98m x 1.78m)

having panel bath, handbasin with cupboards beneath, WC, tiling to walls and floor

Bedroom 2

14' 8" x 11' 7" max (4.47m x 3.53m)

Ensuite Shower Room

5' 11" x 5' 1" (1.80m x 1.55m)

Having shower cubicle, handbasin with cupboards beneath, WC

Garage

18' 1" x 7' 11" (5.51m x 2.41m)

With power

External Store Cupboard

Rear Garden

With large patio, path to lawn and rear access



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 SUPER MOST DELIGHTFULLY PRESENTED and GOOD SIZE TOWNHOUSE in this lovely **PRIVATE CRESCENT** offering a very pleasant outlook. **REQUIRING INTERNAL INSPECTION** having gas central heating and PVC double glazing - Hall, Double Cloaks Cupboard, Refitted Shower Room with WC, Utility Room, Bedroom Three/ Office. **EXCEPTIONALLY LARGE** Living Room, Full width Dining Kitchen. Two second floor **DOUBLE BEDROOM** [Bed One with Refitted Ensuite Bathroom and Bed Two with Ensuite Shower Room], Garage and good Rear Garden. All main services connected.

Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D, EPC- C

Construction-walls brick, tiled roof.
Long term flood risk very low

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 | | 86 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Measurements are approximate. Not to scale. Illustrative purposes only
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