



Taylors

HALESOWEN, Beecher Road

Offers In Region Of £279,950

3 1 2

- Period style semi detached home
- Large rear garden
- Garage and gated drive
- Three decent bedrooms
- Upstairs shower room
- Two reception rooms
- Lovely hall with original tiled floor
- Good size kitchen
- No upward chain
- Overage agreement will apply



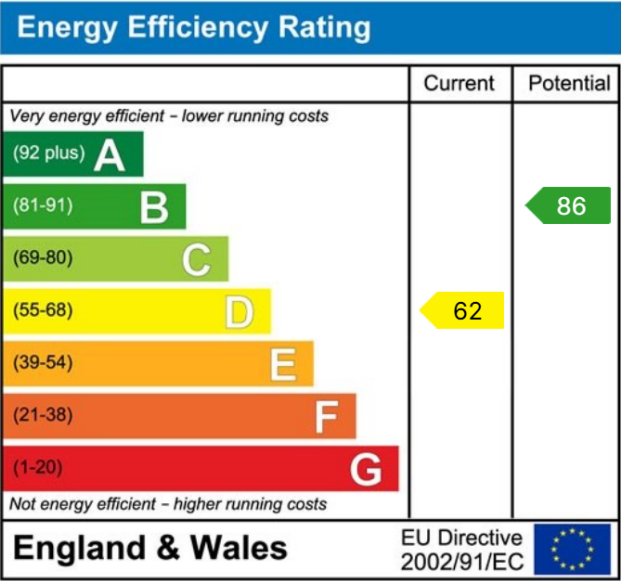
A spacious period style semi detached home with character features, having panoramic views to the front and a large rear garden with GARAGE and GATED DRIVE off Beecher Street. Having gas central heating, PVC double glazing and NO UPWARD CHAIN. Set back behind paved front garden, internal inspection highly recommended, with further potential. All main services connected. Council tax band C. EPC D. Tenure Freehold. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction, walls brick, tiled roof. Long term flood risk, surface water - very low, rivers very low.

Lovely Hall Having original attractive tiled floor, ceiling cornicing and stairs off, **Dining Room** - 3.96m x 3.61m (13'0" x 11'10") With ceiling light rose and double doors to the lounge, **Lounge** - 4.27m x 3.94m (14'0" into bay x 12'11") With PVC double glazed front bay window, ceiling light rose and cornicing, attractive fireplace with tiled inset, **Good size Kitchen** - 4.47m x 3.07m (14'8" x 10'1" max) With range of floor and wall cupboards, small dishwasher, double glazed door to outside, **Cellarette** With steps down to the Cellar 13'7" x 12' 7", **Good size Landing** With access to the loft with ladder, **Bedroom One** - 5.16m x 3.66m (16'11" x 12'0") A large bedroom and having two front double glazed windows with panoramic views, range of wardrobes, **Bedroom Two** - 3.63m x 3.28m (11'11" x 10'9") With wardrobes, **Bedroom Three** - 3.35m x 3.05m (11'0" max x 10'0") L shaped. Fitted airing cupboard **Shower Room** - 2.26m x 1.73m (7'5" x 5'8") With good size shower cubicle, handbasin and WC, **Garage and gated drive** Accessed off Beecher Street, **Rear Garden** A good size long garden. Having front side access with gate. Large blue brick yard. Two garden stores and Toilet off. Two Store Sheds, further patio, shaped lawn, Greenhouse and additional gardens N.B. There will be an overage clause in place for any uplift in value should a buyer obtain planning permission for development on the rear garden.





Measurements are approximate. Not to scale. Dimensions represent only the internal dimensions.



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