



Taylors

Stanford Grove, Squirrels, Halesowen, B63 1JG

£520,000

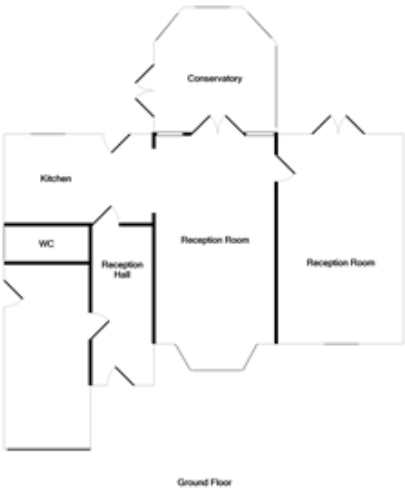
🛏 5 🚿 2 🛋 2

- Excellent corner position on the Squirrels development
- Wide frontage with drive parking
- Two very large reception rooms
- Double glazed Conservatory
- Ensuite Shower Room
- Within convenient distance of Hayley green and countryside
- Most delightfully and attractively presented
- Super fashionable fitted kitchen with Belling cooker
- FIVE Bedrooms
- Lovely rear garden

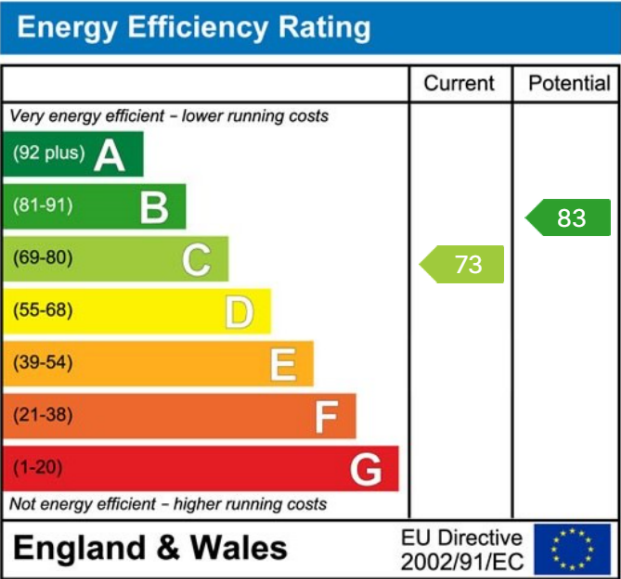


An FIVE BEDROOM DETACHED HOME in a good corner position towards Hayley Green on the popular Squirrels. All main services available. Tenure Freehold. EPC C, Council Tax Band D. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick, tiled roof. Long term flood risk, surface water low, rivers very low. Enlarged Hall - With PVC double glazed entrance door and windows with Cloakstore off. Cloakroom - Having WC and handbasin, tiled floor. Super fashionable Kitchen - 4.19m x 2.49m (13'9" x 8'2") - Having cream and aubergine coloured fronts, wide Belling 5 ring twin oven cooker with cooker hood above, integral dishwasher, wall cupboards with underlighting, double glazed door and window to the garden, wood flooring. Spacious Living Room with Dining Area - 7.01m x 3.56m (23'0" into bay x 11'8") - Having attractive fireplace with electric fire, wall lights, wood flooring. Lounge - 6.4m x 3.63m (21'0" max x 11'11") - Having double glazed doors to the garden, wood flooring. Double glazed Conservatory - 3.1m x 2.59m (10'2" max x 8'6" max) With tiled floor and double doors to the garden. Landing. Bedroom One - 4.42m x 3.94m (14'6" x 12'11") - Having an excellent range of fitted wardrobes and shelving. Ensuite Shower Room - 2.18m x 1.55m (7'2" x 5'1") - Having shaped handbasin with cupboards beneath, WC, multi head shower cubicle, vanity mirror with over lighting, tiled floor. Bedroom Two - 4.22m x 3.51m (13'10" max x 11'6"). Bedroom Three - 3.63m x 3.53m (11'11" x 11'7") - With fitted wardrobes. Bedroom Four - 2.9m x 2.13m (9'6" x 7'0"). Bedroom Five - 3.71m x 1.63m (12'2" plus fitted wardrobe x 5'4") - With fitted wardrobe. Spacious Bathroom - 2.95m x 1.68m (9'8" x 5'6") - Having P shaped panel bath with curved screen and shower, hand basin and WC, tiled floor and tiling to walls. Garage - 5.23m x 2.36m (17'2" x 7'9") - With rear utility area with space for washer and dryer, side double glazed door to outside. Lovely Rear garden - Having side entrance with tap, patio, Shed, shaped lawn with sitting area, decked area.





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Measure (2022)



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's condition 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 REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended 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. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.