



18 HAYWOOD DRIVE  
B62 8LP

**Taylors**



# 18 HAYWOOD DRIVE

## HALESOWEN

*A superb individually designed DETACHED HOME on a large corner plot, superbly improved and most fashionably presented. With parking for several cars having electric car charger and LARGE GARDEN with further double gates to provide extra parking.*

Recessed Entrance

Lovely Reception Hall - 3.86m x 3.02m (12'8" x 9'11"max)

Having PVC double glazed entrance door and window, engineered wood flooring. Cloakstore off.

Lounge - 5.74m x 3.96m (18'10" x 13'0"max)

having wide double glazed patio doors to the garden, LOG BURNER with beam above, wood flooring.

Superb Large Fitted Kitchen - 5.82m x 4.06m (19'1" x 13'4")

having fashionable grey fronts and QUARTZ worksurfacing. Stoves rangemaster style wide twin oven cooker with cooker hood above, integral dishwasher, cupboard with washer, full height integral fridge and integral full height freezer, range of floor and tall cupboards, Belfast style sink. ISLAND with eating area and range of cupboards beneath.

Opening to

Dining Room - 3.91m x 3.48m (12'10" x 11'5")

having ceiling lantern light, herringbone wood flooring and double glazed double doors to the rear outside sitting area.

Office/Study - 2.08m x 1.98m (6'10" x 6'6")

With similar flooring

Utility Room - 2.08m x 1.85m (6'10" x 6'1")

With floor cupboards and recess for dryer

Bedroom One - 3.94m x 3.81m (12'11" x 12'6")

Having good range of fitted wardrobes

Super Spacious Bathroom - 2.87m x 2.79m (9'5" x 9'2")

Having period style bath on legs, shower cubicle with both overhead and hand held showers, handbasin and WC. Column radiator

Landing with Study area - 4.85m x 2.54m (15'11"max x 8'4")

Modern style Shower Room - 3.86m x 1.32m (12'8" x 4'4")

Having large walk in shower cubicle with both overhead and hand held showers, handbasin and WC, tiled floor

Bedroom Two - 4.01m x 3.23m (13'2" x 10'7")

With built in wardrobes, eaves cupboards. ENSUITE SHOWER ROOM and ENSUITE WC with HANDBASIN

Bedroom Three - 3.05m x 2.95m (10'0" x 9'8")

With built in wardrobe. ENSUITE WC with HANDBASIN

Secondary Landing

With built in cupboard

Bedroom Four - 3.84m x 2.59m (12'7" plus recess x 8'6")

With eaves cupboards

Outside Patio

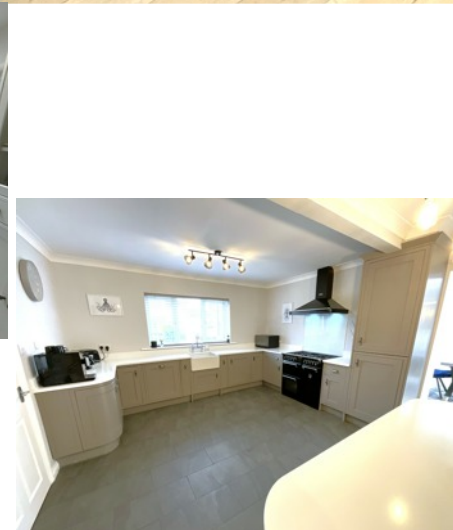
With Store off with power

Main Garden

An excellent size and having rear double gates to extra parking, large patio, excellent size lawn and borders.

Large Timber Outbuilding divided into Entertaining Bar and separate Shed.

NB The rear garden has had previous planning permission for a one bedroom detached bungalow- now expired.



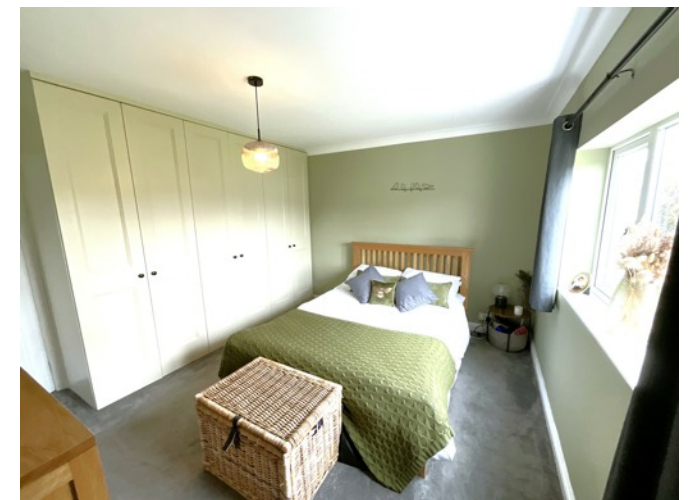
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A superb individually designed DETACHED HOME on a large corner plot, superbly improved and most fashionably presented. With parking for several cars having electric car charger and LARGE GARDEN with further double gates to provide extra parking. Requiring internal inspection, having gas central heating and PVC double glazing - Lovely Reception Hall, Excellent size Lounge with LOG BURNER, Superb fashionable Kitchen with quartz worksurfacing, Stoves wide cooker, matching ISLAND with eating area and integral appliances, Dining Room, Study/Office, Utility. Large Bedroom One, Super Bathroom with separate shower. Landing with Study area. THREE FURTHER DOUBLE BEDROOMS [ bedroom two with ensuite shower room and ensuite WC, bedroom three with ensuite WC ], Super Modern Shower Room. NB previous planning permission for one bedroom detached bungalow in garden- now expired. All main services connected. Tenure Freehold. Council Tax band D. EPC D. Broadband/Mobile coverage:<https://checker.ofcom.org.uk/engb/broadband-coverage>. Construction, walls brick/rendered, roof pitched and tiled, part flat felt. Long term flood risk, surface water very low, rivers very low.

MISREPRESENTATION ACT 1967

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

Agents contact details:  
19 - 21 HAGLEY ROAD,  
HALESOWEN  
B63 4PU  
T. 0121 550 3978  
e. halesowen@taylorsestateagents.co.uk

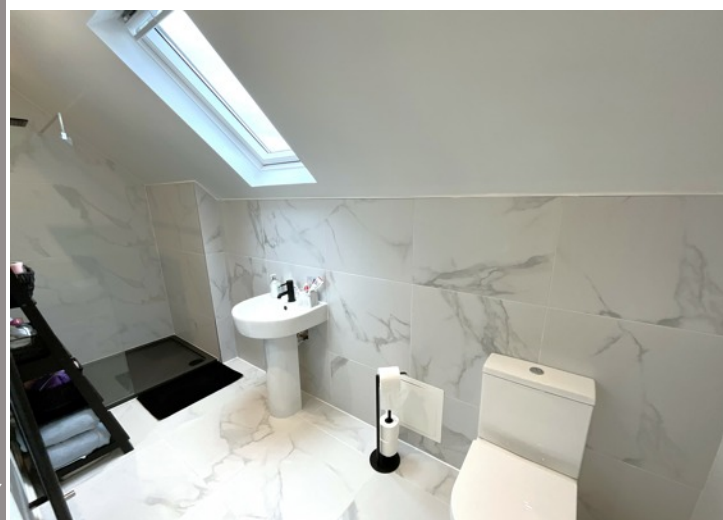
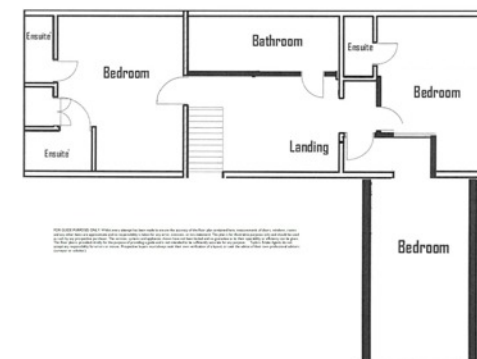
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# Taylor's

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