



119 THOMSON GROVE
B62 9JR

Taylors

119 THOMSON GROVE HALESOWEN

*OFFERED FOR SALE AS A 40%
SHARE. A delightful semi detached
home in a good corner position on
this popular modern development.*

Hall
Cloakstore off
Cloakroom
With WC and handbasin
Fitted Kitchen
11' 0" x 8' 4" (3.35m x 2.54m)
With integral fridge, freezer, oven hob and cooker
hood
Living Room with Dining Area
15' 4" x 12' 8" (4.67m x 3.86m)
With media wall, double glazed door and win-
dow to garden
First Floor Landing
Bedroom 1
15' 5" max into recess x 13' 4" (4.70m x 4.06m)
Bedroom 2
11' 3" x 9' 11" (3.43m x 3.02m)
Bedroom 3
11' 3" x 6' 5" (3.43m x 1.95m)
Family Bathroom
6' 9" x 6' 4" (2.06m x 1.93m)
having panel bath, shower above, handbasin and
WC
Rear Garden
With patio, artificial lawn, rear gate to drive with
parking for 2 cars

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.



OFFERED FOR SALE AS A 40% SHARE. A delightful semi detached home in a good corner position on this popular modern development. Having gas central heating, PVC double glazing - Hall, Cloakroom with WC, Good size Living Room with media walling, attractive Kitchen with oven and hob, fridge and freezer THREE BED-ROOMS, Bathroom with shower, rear garden and rear drive parking. All main services connected. Tenure Leasehold, Unexpired lease 122yrs, Rent including service charge £409.31 per month from 1st April 2024 reviewed annually. Council tax band C, EPC- EPC- B. Broadband/mobile coverage://checker.ofcom.org.uk/engb/broadband-coverage. Construction, walls brick, tiled roof. Long term flood risk, rivers very low, surface water low ,
. Any buyer will have to be approved by the housing association. Buy to let landlords are NOT eligible to purchase this shared ownership property.**

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	84 B	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

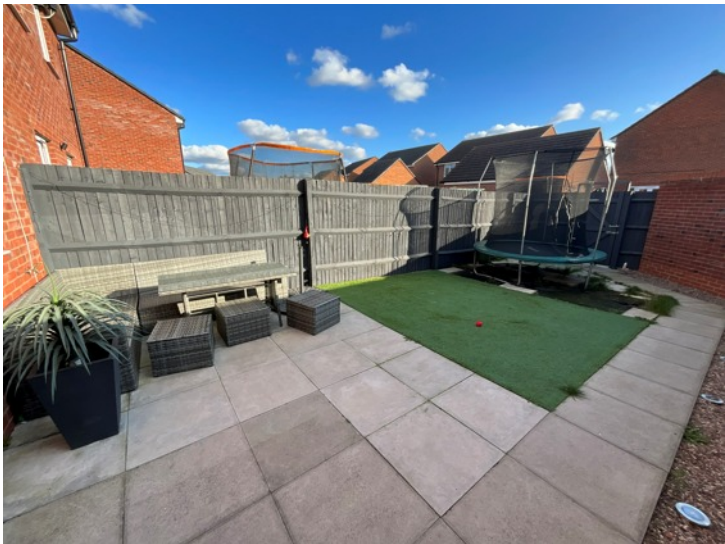
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 HALESOWEN
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