



Taylors

HALESOWEN, Cobham Road

Offers In Region Of £245,000

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- Three bedroom semi detached
- Ample off road parking
- Well established rear garden
- Lovely ground floor bathroom
- Super re-fitted kitchen
- Popular and convenient location
- Double glazing and gas central heating
- Council tax band C
- Two good size reception rooms
- Early viewing highly recommended



Located on a sought-after, well-established road, this charming and spacious property offers the perfect blend of traditional character and modern comfort. Ideally positioned close to local amenities, schools, and excellent transport links, this home is ready for immediate occupation.

The property benefits from double glazing and gas central heating and comprises: a welcoming entrance hall, a bright and comfortable living room, a separate dining room, a delightful sun room, a well-appointed kitchen, and a stylish ground floor bathroom. Upstairs, the first floor offers three generously sized bedrooms, ideal for families or those needing flexible space for home working. Outside, the property boasts off-road parking to the front and a private rear garden. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Tenure - Freehold

All main services connected.

Broadband/Mobile coverage: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Council Tax Band C

EPC E

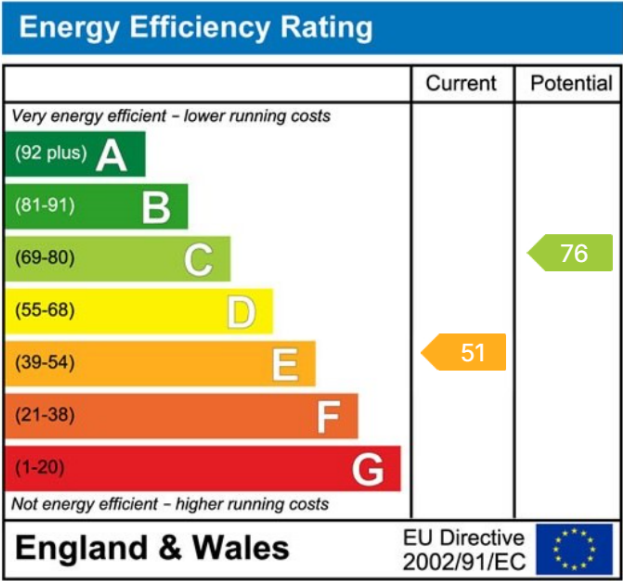
Construction - Brick with a tiled roof.

Flood Risk - Rivers and Seas - Very Low. Surface Water - Very Low

Hall Living Room - 3.99m x 3.78m (13'1" x 12'5"), **Dining Room** - 3.78m x 3.48m (12'5" x 11'5"), **Sun Room** - 2.41m x 2.11m (7'11" x 6'11"), **Kitchen** - 3.05m x 2.95m (10'0" x 9'8"), **Ground floor bathroom** - 2.87m x 1.47m (9'5" x 4'10"), **First floor landing**, **Bedroom One** - 3.81m x 3.38m (12'6" x 11'1"), **Bedroom Two** - 3.56m x 3.3m (11'8" x 10'10"), **Bedroom Three** - 3.91m x 1.78m (12'10" x 5'10"), **Off road parking**

Rear garden





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