



Taylors

HALESOWEN, Broadway Avenue

Offers In Region Of £450,000

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- Established and popular cul de sac position
- Views of countryside
- Two good reception rooms
- Large fitted kitchen with Belling 8 ring cooker
- Most impressive hall entrance
- Cloakroom with WC
- Four good bedrooms
- Guest bedroom with lovely ensuite
- Superb main bathroom
- Landscaped garden

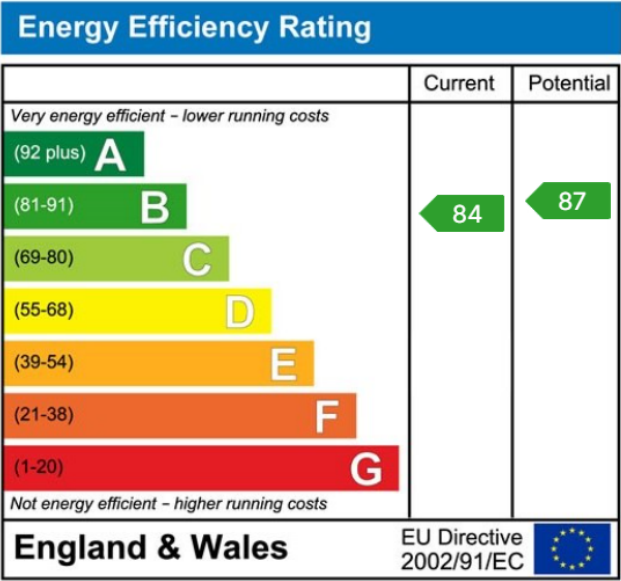


An OUTSTANDING DETACHED FAMILY HOME situated in this established cul de sac and having FRONT VIEWS TO COUNTRYSIDE. Most delightfully appointed and well proportioned early inspection is highly recommended. With gas central heating, PVC double glazing and SOLAR PANELS.

All main services are connected. Tenure freehold. Council Tax Band E. EPC B, Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction, walls brick, pitched tiled roof. Long term flood risk, surface water low, rivers very low.

Large Hall With attractive central staircase. Cloakstore off, **Cloakroom** With WC and handbasin, **Lounge** - 3.78m x 3.63m (12'5" x 11'11"), **Rear Living Room** - 4.19m x 3.63m (13'9" x 11'11") With feature inset LOG BURNER, **Super Large Kitchen** - 5.64m x 2.9m (18'6" x 9'6") Having a comprehensive range of units with grey fronts. Wide Belling 8 ring cooker with twin ovens and warming drawer, recesses for washer and dishwasher, good range of matching wall cupboards. Store cupboard off, **Landing, Bedroom One** - 3.96m x 3.58m (13'0" x 11'9") Having front double glazed window with a lovely outlook extending countryside, attractive range of fitted furniture with pelmet lighting, ceiling lighting, **Bedroom Two/Guest Bedroom** - 5.28m x 2.39m (17'4" x 7'10") Having front window with similar view, **Lovely Ensuite Shower Room** - 2.34m x 2.06m (7'8" x 6'9") Having large walk in shower cubicle, WC and handbasin, **Bedroom Three** - 3.66m x 3.35m (12'0" x 11'0") With good range of wardrobes, **Bedroom Four** - 3.02m x 3m (9'11" x 9'10") With fitted furniture, **Superb Main Bathroom** - 2.84m x 2.39m (9'4" x 7'10") Recently most tastefully refitted and includes shaped bath with waterfall tap and shower handle, handbasin and WC with fitted drawers and cupboards. Further cupboard with central heating boiler, **Garage** - 5.13m x 2.44m (16'10" x 8'0"), **Delightfully landscaped Rear garden** Having large patio, artificial lawn, raised borders, side entrance with gate. Good size Shed.





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