



**Taylors**



## HALESOWEN, Meres Road

### Offers In Region Of £275,000

🛏 3 🍳 2 🛋 2

- Well presented throughout
- Large corner plot allowing for further potential
- Ample off road parking
- Double glazing and gas central heating
- Two reception rooms with additional conservatory
- Ground floor shower room and First floor bathroom
- Three bedroom semi detached home
- Stunning view to surrounding countryside and Clent hills
- Popular and convenient location
- Council tax band B



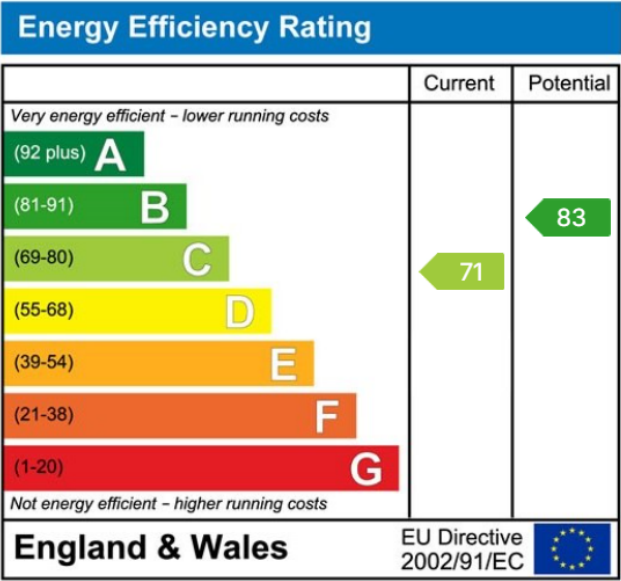
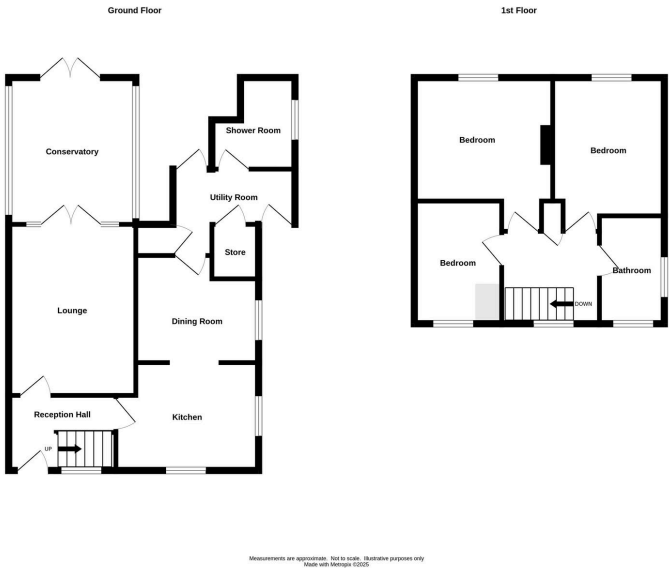
A three-bedroom semi-detached home, occupying a generous corner plot and enjoying outstanding panoramic views across the surrounding countryside and the picturesque Clent Hills. This property offers a thoughtfully arranged and well-maintained interior, making it an ideal family home in a sought-after residential location. Upon entering, the accommodation comprises a welcoming porch and entrance hallway, leading through to a spacious living room. To the rear, a charming conservatory provides an ideal space to relax while enjoying views over the garden. The property also benefits from a well-appointed kitchen and a separate dining room, perfect for both family meals and entertaining guests. A useful utility offers additional storage with two additional stores off, and a ground floor shower room enhances the practicality of the layout. The first floor has three well-proportioned bedrooms, along with a family bathroom fitted with modern amenities. The home is set within expansive and well-maintained gardens to the front and side. The property also offers ample off-road parking, while the rear garden has been landscaped for low maintenance. With its combination of spacious accommodation, stunning views, and excellent outdoor space, this property represents a rare opportunity to acquire a superb family home in a desirable semi-rural setting. All main services connected. Tenure Freehold. Council Tax Band B. EPC C. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick, tiled roof (Flat roof to rear shower room). Long term flood risk, surface water - low, rivers - very low.

**Porch, Hall, Living Room** - 4.47m x 3.2m (14'8" x 10'6"), **Conservatory** - 3.56m x 2.57m (11'8" x 8'5"), **Kitchen** - 3.71m x 2.31m (12'2" x 7'7"), **Dining Room** - 3.3m x 3.25m (10'10" x 10'8"), **Utility** with two stores off, **Ground floor shower room** - 2.26m x 2.16m (7'5" x 7'1"), **First floor landing**, **Bedroom One** - 4.37m x 2.9m (14'4" x 9'6"), **Bedroom Two** - 4.39m x 3.23m (14'5" x 10'7"), **Bedroom Three** - 3.48m x 2.31m (11'5" x 7'7"), **Bathroom** - 2.31m x 1.68m (7'7" x 5'6"), **Surrounding gardens, Off road parking**









**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.