



**Taylors**

## Cobham Road, Halesowen, B63 3JW

Offers In Region Of £399,995

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- Modern Detached Home
- Convenient for town centre
- Spacious attractive Dining kitchen
- Ensuite shower room to Bed One
- Good size garage
- Small cul de sac position
- Excellent Lounge
- Cloakroom with WC
- Modern Bathroom
- Drive parking for two cars



A super modern DETACHED HOME in small private close REQUIRING INTERNAL INSPECTION. Ideally positioned for the amenities of Halesowen Town and having drive parking for two cars and a LARGE GARAGE. With gas central heating, PVC double glazing includes - Attractive Hall with wood flooring, Pleasant front Lounge, Spacious Dining Kitchen with integral appliances, Pantry off. FOUR Bedrooms, ENSUITE SHOWER ROOM to main Bedroom, Modern House Bathroom, Rear Garden with large composite decked area.

All main services connected. Tenure - Freehold, Council Tax Band D. EPC - B. Broadband/ Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Main construction modern cavity/brick, tiled roof. Long term flood risk, surface water very low, rivers very low.

**Attractive Hall** With wood flooring, stairs off, **Cloakroom** With WC and handbasin, **Excellent Lounge** - 6.15m x 3.05m (20'2" into bay x 10'0") Having front bay window, chimney breast with electric log burner style fire and lovely bifolding doors to the dining kitchen, **Spacious Dining Kitchen** - 5.28m x 3.94m (17'4" into recess x 12'11" into recess) Having space for dining table and an attractive range of floor and wall units with integral oven, induction hob and dishwasher, tiled floor, PVC double glazed double doors to the garden. Pantry off, **Landing** Built in cupboard off with central heating boiler, **Bedroom One** - 4.17m x 3.02m (13'8" into bay x 9'11"), **Ensuite Shower Room** Having shower cubicle, handbasin and WC, shaver point, **Bedroom Two** - 3.18m x 2.72m (10'5" x 8'11") With a good range of attractive fitted wardrobes, **Bedroom Three** - 2.26m x 2.13m (7'5" x 7'0"), **Bedroom Four** - 2.57m x 1.96m (8'5" x 6'5") With range of fitted cupboards and shelving, **House Bathroom** - 3.02m x 1.4m (9'11" x 4'7") Having panel bath with shower above, handbasin and WC, **Good Size Garage** - 6.2m x 3.23m (20'4" x 10'7") With power and lighting, **Rear Garden** With gated entrance from drive, large composite decked area and lawn.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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