



Taylors

# HALESOWEN, King Charles Road

Offers In Region Of £369,950

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- Established popular location
- Lounge with log burner
- Kitchen extension with oven and hob
- Good size garden
- Bathroom with shower
- Extended ground floor accommodation
- Extended rear living room
- Utility
- Vent Axia ventilation system
- Good size drive parking



A lovely EXTENDED traditional semi detached in this POPULAR ESTABLISHED and RESPECTED LOCATION. Having gas radiator heating, PVC double glazing and Vent Axia Ventilation System. - Porch, Attractive wide Hall, Front Lounge with LOG BURNER, Extended Rear Living Room, Breakfast Room Area opening to Kitchen extension, Utility with Lobby and WC off. Three Bedrooms, Bathroom with shower, Long Garage and good size Garden.

Tenure Freehold. All main services connected. Council Tax band D. EPC D. Broadband/ Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - traditional. Long term flood risk, surface water very low, rivers very low.

**Wide drive with parking for several cars, PVC double glazed Porch, Attractive wide Hall** With stairs off and engineered wood flooring, **Front Lounge** - 4.37m x 3.35m (14'4" into bay x 11'0") Again having engineered wood flooring, feature chimney breast with LOG BURNER, **Extended Rear Living Room** - 5.87m x 3.35m (19'3" x 11'0") Having engineered wood flooring, PVC double glazed double doors to the garden. Lift, **Breakfast Room Area** - 2.72m x 1.75m (8'11" max into recess x 5'9") With similar flooring and Pantry off, **Kitchen Extension** - 3.51m x 2.69m (11'6" x 8'10") Having wide range of floor and wall cupboards, integral oven and hob, recess for dishwasher, **Utility** - 2.62m x 2.16m (8'7" x 7'1") With sink, plumbing for washer and central heating boiler. Lobby and WC off, **Landing** With access to loft with ladder. Vent Axia Ventilation System, **Bedroom One** - 4.55m x 3.33m (14'11" into bay x 10'11"), **Bedroom Two** - 3.68m x 3.35m (12'1" x 11'0") Having double glazed window overlooking to the garden. Lift, **Bedroom Three** - 2.36m x 2.13m (7'9" x 7'0"), **Attractive Bathroom** - 2.08m x 1.85m (6'10" x 6'1") With panel bath having both overhead and hand held showers, handbasin, WC, tiled floor and tiling to walls, **Long Garage** with power and lighting, **Good Size Garden** With path dividing lawns, flower beds and maturing trees.





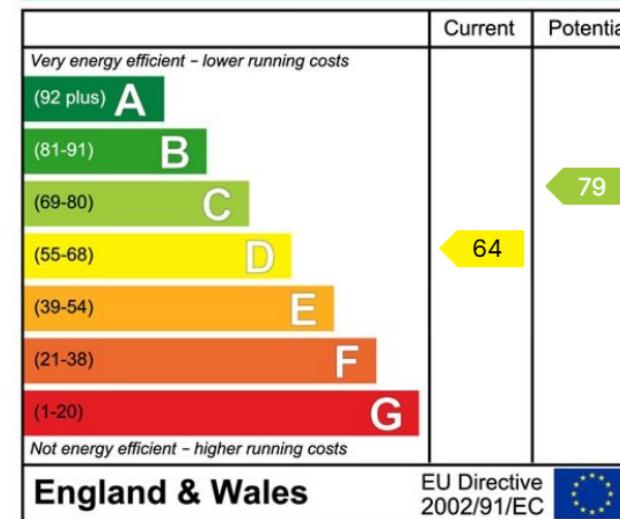
Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Model with reference 11000

## Energy Efficiency Rating



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