



38 STOUR CLOSE
B63 3QF

Taylor's

38 STOUR CLOSE HALESOWEN

*A BEAUTIFULLY PRESENTED
second/top floor flat outlook to trees in
Hawne lane and REQUIRING INTER-
NAL INSPECTION*

Ground floor communal entrance

With entrance telecom and stairs to second floor
Hall

With ceiling lighting and feature floor lighting. Access to loft with ladder. Double Cloaks Cupboard

Living Room

16' 0" x 12' 8" (4.87m x 3.86m)

With double glazed window to the front

Attractive Kitchen

12' 5" x 9' 4" (3.78m x 2.84m)

Having a comprehensive range of units with wood work surfacing and black gloss fronts, integral oven, hob, cooker hood, fridge, freezer and washer, matching wall cupboards and floor cupboards. Double glazed window with a pleasant outlook

Bedroom 1

12' 9" x 9' 11" (3.88m x 3.02m)

With fitted double wardrobe

Bedroom 2

13' 1" x 12' 10" max into dr recess (3.98m x 3.91m)

With fitted double wardrobe

Bathroom

9' 4" x 5' 6" (2.84m x 1.68m)

having panel bath, separate shower cubicle, handbasin with cupboards beneath and WC, tiled floor and tiling to walls

Garage

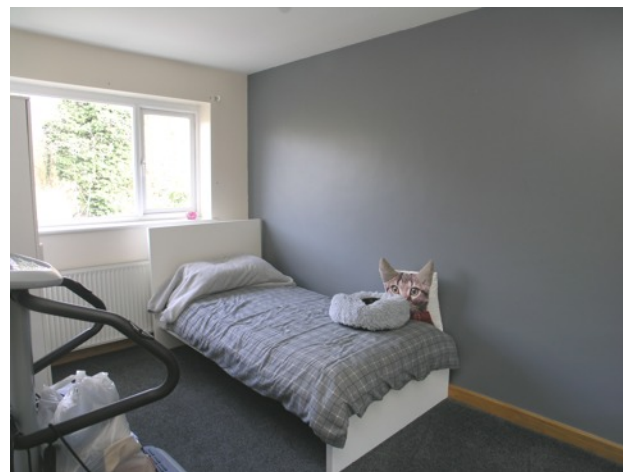


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A BEAUTIFULLY PRESENTED second/top floor flat outlooking to trees in Hawne lane and REQUIRING INTERNAL INSPECTION, having gas radiator heating, PVC double glazing, GARAGE and allocated parking. Communal entrance with entrance telecom. Hall with feature floor lighting, Super Living Room with space for table, Superb fashionable large Kitchen with integral appliances, TWO DOUBLE BEDROOMS, Superb bathroom WITH SEPARATE SHOWER CUBICLE, All main services connected. Broadband/mobile coverage://checker.ofcom.org.uk/engb broadband coverage. Council Tax Band A. EPC- C. Leasehold. LONG LEASE 999yrs from 1978. Present Service charge £85 per month Construction brick, tiled roof

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.3	7.7
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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