



Taylors

HALESOWEN, Hamilton Avenue

Offers In Region Of £375,000

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- Block paved drive allowing for off road parking
- Four bedroom detached home
- Stunning re-fitted shower room
- Popular Abbeyfields location
- Convenient for transport links
- Lovely established rear garden
- Ground floor cloakroom with w/c
- Double glazing and gas central heating
- Two reception rooms
- Well proportioned throughout



A FOUR BEDROOM DETACHED home WELL PRESENTED THROUGH OUT. Situated on the POPULAR ABBEYFIELDS and highly convenient for local amenities and transport links. With double glazing and gas central heating, comprising; Hall, Cloakroom, Dining room, Kitchen, Living room, First floor landing, Four bedrooms and Shower room. Outside with Block paved drive, Garage and Landscaped garden.

EPC: D. Council Tax Band: D. All main services connected.
Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, very low Risk of yearly flooding. Tenure: Freehold.

Hall

Dining Area - 4.06m x 2.97m (13'4" x 9'9")

Kitchen - 3.63m x 2.39m (11'11" x 7'10")

Living Room - 5.54m x 3.66m (18'2" x 12'0")

First floor landing

Bedroom One - 3.66m x 3.33m (12'0" x 10'11")

Bedroom Two - 3.68m x 2.97m (12'1" x 9'9")

Bedroom Three - 3.66m x 2.11m (12'0" x 6'11")

Bedroom Four - 2.67m x 2.49m (8'9" x 8'2")

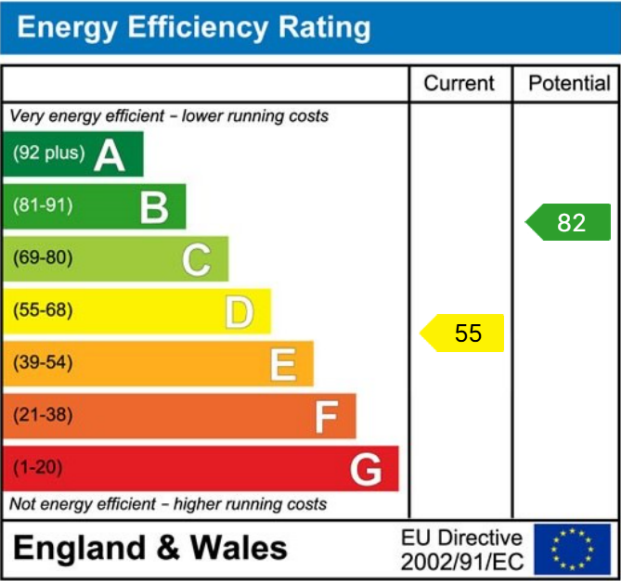
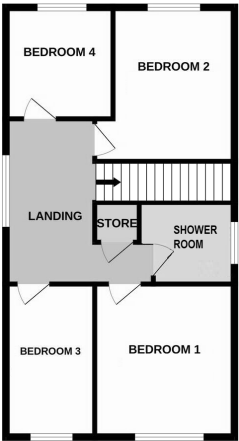
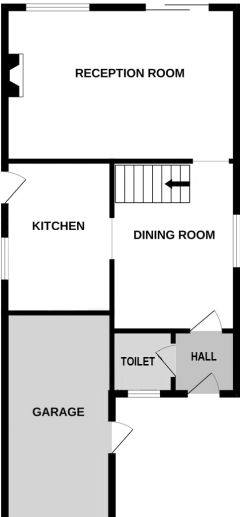
Shower Room - 1.96m x 1.96m (6'5" x 6'5")

Garage - 5.21m x 2.74m (17'1" max x 9'0")

Off Road Parking

Rear Garden





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