



**Taylors**



## HALESOWEN, Hartsbourne Drive

Offers In Region Of £529,950

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- Excellent cul de sac position
- Lovely rear garden with sunny aspect
- Four double bedrooms
- Attractive ensuite shower room
- Lounge outlooking to garden
- Dining Room
- Super good size Breakfast kitchen with integral appliances
- Utility Room
- Double Garage
- PVC double glazing



THE ORIGINAL SHOWHOME. Spacious detached house in lovely cul de sac position on the popular Abbeyfields. Offering exception well proportioned family size accommodation complemented by a super rear garden with sunny aspect and DOUBLE GARAGE. Having gas central heating, PVC double glazing and drive parking for several cars.

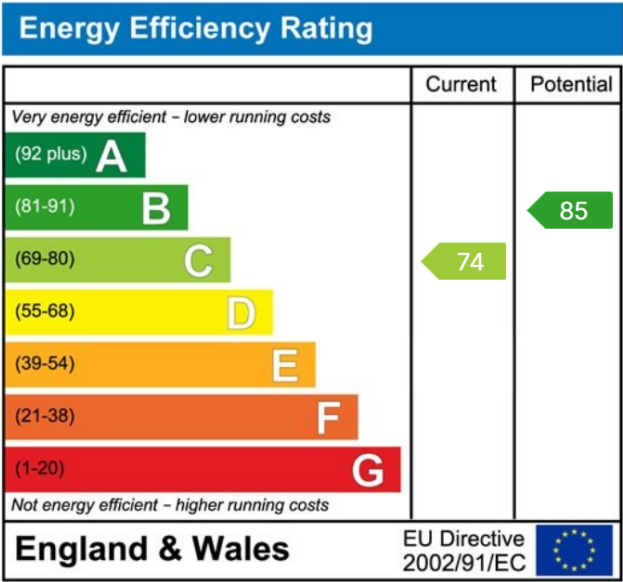
All main services connected. Tenure Freehold. Council Tax Band E, EPC- C. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage..> Construction traditional brick, tiled roof. Long term flood risk- very low.

**Good size block paved drive, Entrance Hall** With PVC double glazed entrance door, **Cloakroom** With WC and handbasin, range of fitted cupboards, **Excellent Size Lounge** - 6.2m x 3.73m (20'4" x 12'3") Having PVC double glazed sliding doors to the garden, wall lights and ceiling light and further opening to the dining room, **Dining Room** - 3.73m x 3.12m (12'3" x 10'3") having double glazed side window and return door to the hall, **Lovely Breakfast Kitchen** - 3.94m x 3.02m (12'11" x 9'11") Having an attractive range of units with Bosch induction hob, cooker hood, microwave and oven, integral Bosch dishwasher, integral fridge and freezer. Good range of floor and wall cupboards with underlighting, Franke one and a half bowl sink, fitted breakfast table, **Utility Room** - 2.36m x 1.5m (7'9" x 4'11") Having sink, recess for washer and double glazed door to outside, **Landing** Store off with combination central heating boiler, **Bedroom One** - 3.96m x 3.51m (13'0" x 11'6") With large built in wardrobe, **Attractive Ensuite Shower Room** - 2.01m x 1.63m (6'7" x 5'4") Having shower cubicle with both handheld and overhead showers, handbasin with drawers beneath, WC, **Bedroom Two** - 3.99m x 3.05m (13'1" x 10'0") With built in wardrobe, **Bedroom Three** - 3.15m x 3.15m (10'4" x 10'4") With built in wardrobe, **Bedroom Four** - 3.2m x 2.64m (10'6" x 8'8"), **Bathroom** - 2.11m x 2.01m (6'11" x 6'7") Having panel bath, handbasin and WC in combi unit with cupboards, **Double Garage** - 5.31m x 4.9m (17'5" x 16'1") With rear double glazed door, lighting and power, **Lovely Rear garden** With sunny aspect, patio, shaped lawn, borders and beds, external power and light.









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