



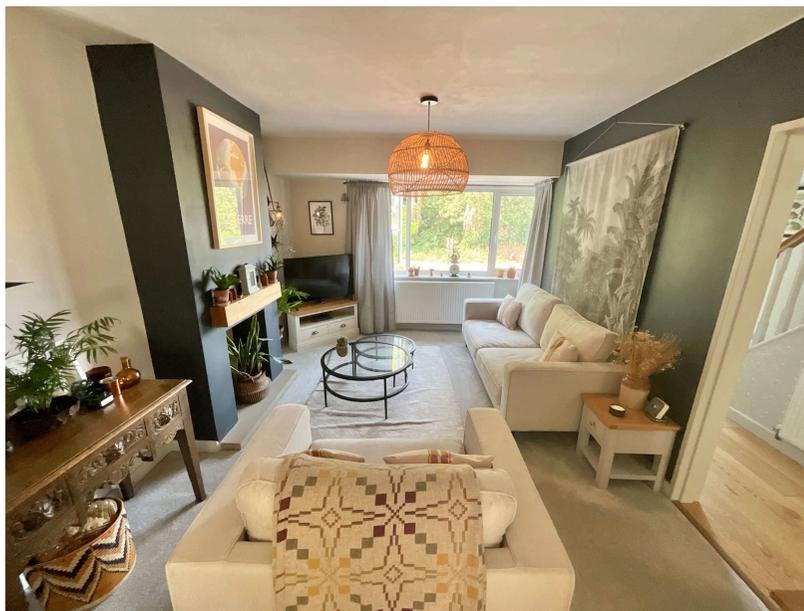
Taylor's

Lansdowne Road, Hayley Green, Halesowen, B63 1BP

Offers In Region Of £350,000

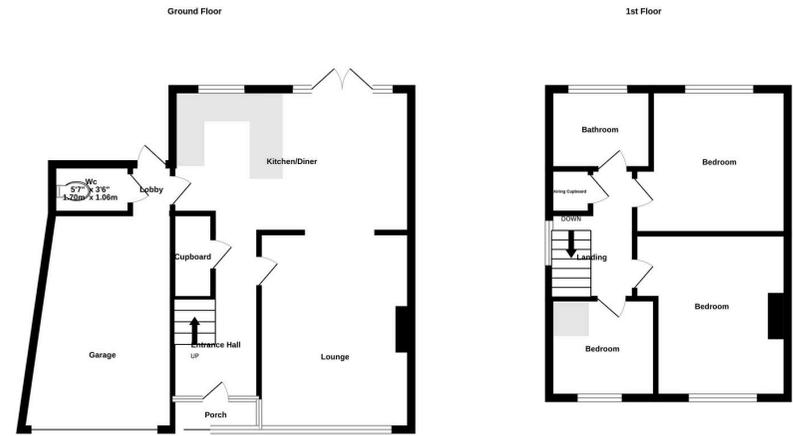
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- Beautifully presented through out
- Double glazing and gas central heating
- Superbly landscaped rear garden with a range of exotic plants
- Stunning kitchen diner with granite worktops and a range of appliances
- Ground floor cloakroom with w/c
- Block paved drive allowing for ample off road parking
- Lovely views to front onto woodland
- Popular and convenient location
- Good size garage
- Home EV Charger installed

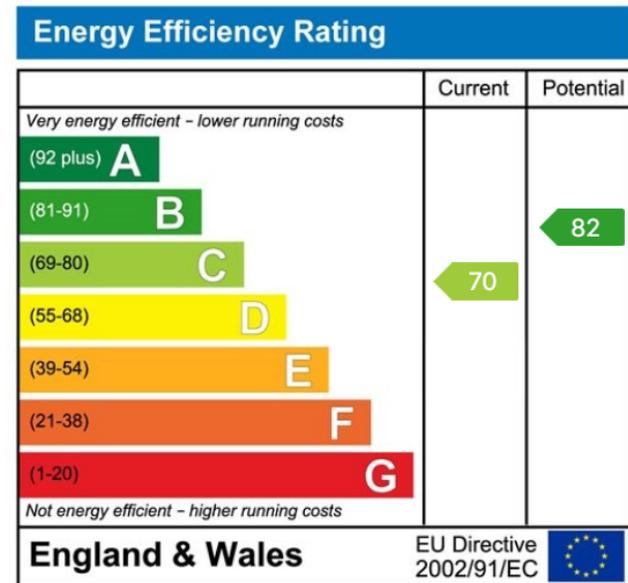


Occupying a prime position in the ever-popular and convenient residential neighbourhood of Hayley Green, this beautifully presented three-bedroom semi-detached home. The property is approached via a smartly designed block-paved driveway, offering off-road parking and leading to a generously sized garage. A welcoming enclosed porch opens into a bright and spacious hallway. The main living room is a superbly appointed space, featuring tasteful décor. At the rear of the property lies a modern kitchen diner, thoughtfully arranged to maximise both space and functionality. With a range of quality fitted units, granite worktops and a range of integrated appliances. Beyond the kitchen, an outer lobby links directly to the garage, along with a convenient ground floor cloakroom/WC. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation with tasteful finishes throughout. The family bathroom is fitted with a contemporary suite. One of the most striking features of this property is its superbly landscaped rear garden. Meticulously maintained and thoughtfully designed, the garden boasts a wonderful array of exotic plants and mature borders with bespoke green house at the rear of the garage complete with power and lighting. This home also benefits from full double glazing and gas central heating. Located within close proximity to well-regarded schools, local shops, public transport links, and green open spaces. This is a rare opportunity to acquire a home of this calibre in such a desirable part of Hayley Green. Tenure Freehold. All main services connected. Broadband/Mobile coverage:// checker.ofcom.org.uk/en-gb/broadband-coverage. Council tax band C. EPC C. Construction - Brick with tiled roof. Flood Risk - Surface Water - Very low. Rivers and Seas - Very low **Porch, Hall, Kitchen Diner** - 5.23m x 3.02m (17'2" x 9'11"), **Outer lobby, Toilet** - 1.7m x 0.91m (5'7" x 3'0"), **Garage** - 5.03m x 3.15m (16'6" x 10'4" max), **Living Room** - 4.27m x 3.28m (14'0" x 10'9"), **First floor landing, Bathroom** - 2.24m x 1.65m (7'4" x 5'5"), **Bedroom One** - 3.53m x 3.33m (11'7" x 10'11"), **Bedroom Two** - 3.38m x 3.1m (11'1" x 10'2"), **Bedroom Three** - 2.31m x 2.11m (7'7" x 6'11"), **Rear garden, Block paved drive.**





Measurements are approximate. Not to scale. Illustrative purposes only.
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