



Taylor's

Wyclenda, Blackberry Lane, HALESOWEN

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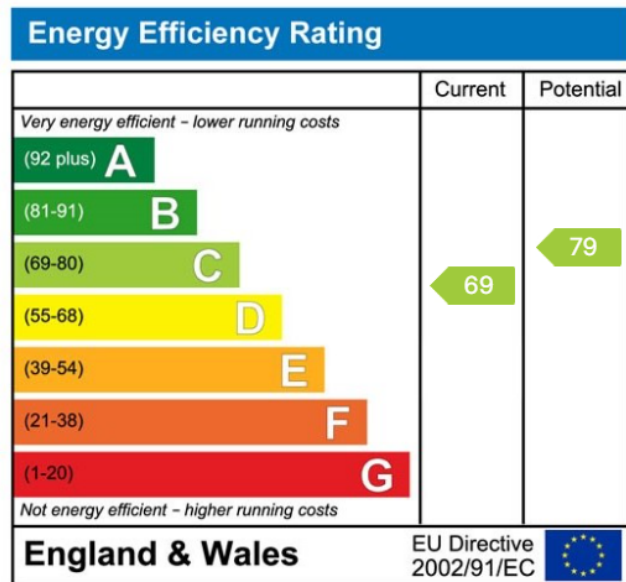
- Three double bedrooms
- Large driveway with carport
- No upward chain
- Three reception rooms
- Ground floor shower room and first floor bathroom
- Detached family home
- Popular and convenient location
- Council tax band D
- Double glazing and gas central heating



This substantial three double bedroom detached home is offered to the market with no upward chain and is situated on this highly regarded and sought-after road. The property benefits from ample off-road parking and a rear & side extension, providing generous and versatile living accommodation throughout. The accommodation is fitted with double glazing and gas central heating and is arranged over two floors. Tenure Freehold. All main services connected. Council Tax band D. EPC C. 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. Spray foam insulation has been installed within the loft space. While this form of insulation can improve thermal efficiency, it is known that some mortgage lenders and surveyors may have concerns regarding its use, particularly where it has been applied to the underside of the roof structure. These concerns typically relate to reduced ventilation, difficulty in inspecting roof timbers, and the potential impact on the long-term condition of the roof. As a result, certain lenders may be unwilling to offer a mortgage on properties with spray foam insulation unless further investigations are carried out. This can include specialist reports confirming the type of insulation used, whether it is open-cell or closed-cell, confirmation of correct installation, and in some cases removal of the insulation. Prospective purchasers are therefore advised to make their own enquiries with their lender and surveyor at an early stage to fully understand any implications.

Porch, Hall, Living Room - 3.66m x 3.61m (12'0" x 11'10"), **Lobby, Reception Room** - 5.26m x 2.41m (17'3" x 7'11"), **Dining Room, Kitchen** - 3.63m x 2.44m (11'11" x 8'0"), **Breakfast room** - 3.86m x 2.95m (12'8" x 9'8"), **Utility Room** - 2.26m x 1.93m (7'5" x 6'4"), **Shower Room** - 2.24m x 1.7m (7'4" x 5'7"), **First floor landing, Bedroom One** - 3.68m x 3.66m (12'1" x 12'0"), **Bedroom Two** - 3.58m x 3.25m (11'9" x 10'8"), **Bedroom Three** - 3.61m x 2.87m (11'10" x 9'5"), **Bathroom** - 3.63m x 2.44m (11'11" x 8'0"), **Off road parking, Car port, Rear garden**





MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.