



Taylors

HALESOWEN, Iverley Road

3 1 2

- Cul de sac position
- Popular area, convenient for town centre and schools
- Main roads to motorway and birmingham close by
- Two good reception rooms
- Spacious fitted kitchen with oven and hob
- Three excellent bedrooms
- Shower room with 4 piece suite
- Lovely garden with sunny aspect
- Useful integral store

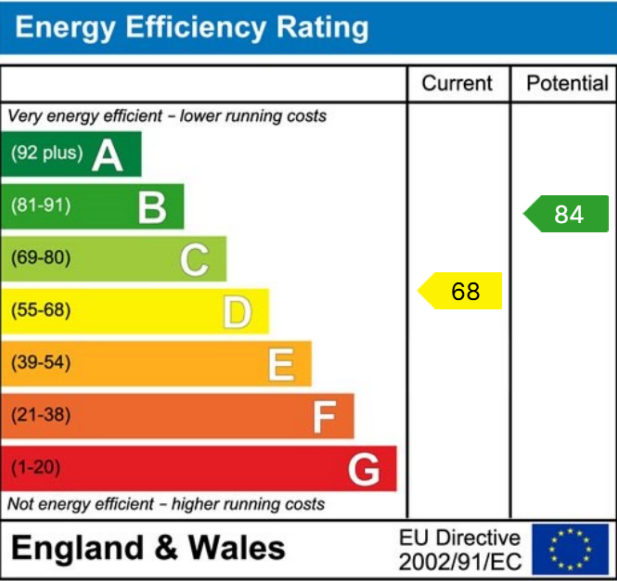
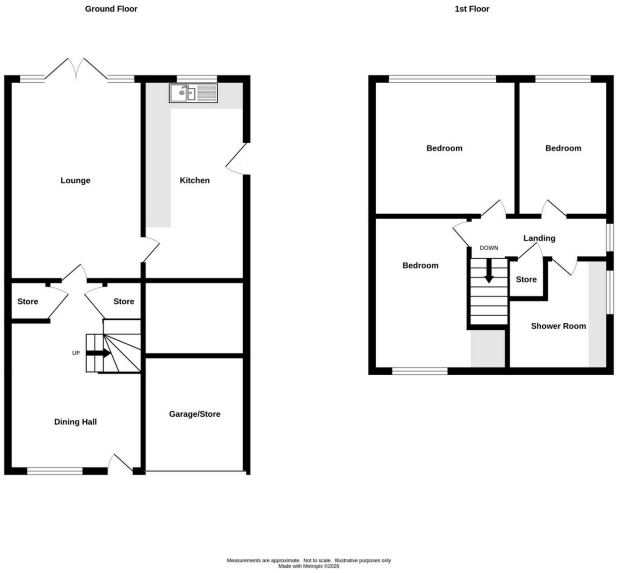


Extended and spacious semi detached home, conveniently located in a cul de sac within walking distance of Halesowen Town. With block paved drive, gas central heating and PVC double glazing - Extended Front Living Room, Spacious Lounge overlooking pleasantly to the garden, Good size breakfast Kitchen with oven and hob, Cloakroom with WC and Utility area, THREE GOOD SIZE BEDROOMS, Spacious Shower Room, Useful integral Store [small garage]. Delightful Rear Garden with sunny aspect.

All main services connected. Tenure Freehold. Council Tax band C. EPC D. Broadband/ mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction, walls brick. tiled roof. Long term flood risk from surface water and rivers very low.

Extended Front Living Room - 4.85m x 3.1m (15'11" x 10'2"max) With both Cloakstore and Store Cupboard off, **Lounge** - 5.03m x 3.45m (16'6" x 11'4") Having PVD double glazed double doors and windows to the garden, attractive marble fireplace with gas fire, **Brekfast Kitchen** - 4.83m x 2.24m (15'10" x 7'4") With integral double oven and hob, good range of floor and wall cupboards, breakfast bar and double glazed door to outside, **Cloakroom with Utility Area** - 2.24m x 1.85m (7'4" x 6'1") Having WC and handbasin in combi unit with cupboards, worksurfacing and plumbing for washer, **Landing** With loft access with ladder. Linen Cupboard, **Bedroom One** - 3.45m x 3.28m (11'4" x 10'9") With good range of fitted furniture with wardrobes and dressing unit with drawers, **Bedroom Two** - 3.68m x 2.26m (12'1" x 7'5") Recess off, **Bedroom Three** - 3.33m x 2.24m (10'11" x 7'4"), **Spacious Shower Room** - 2.64m x 2.41m (8'8" x 7'11") Having shower cubicle, handbasin, bidet and WC, floor and wall tiling, **Integral Store** - 2.77m x 2.62m (9'1"max x 8'7") With front garage door, power and light, **Rear Garden** Having side entrance, patio, lawn , borders and beds, greenhouse





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