



Taylors

HALESOWEN, Chaddesley Road

3 1 1

- Good corner position
- Popular Huntlands location
- Rear garden with sunny aspect
- Spacious living room
- Attractive shower room
- Attractive cul de sac
- Super views of Clent and countryside
- Extensive front and side gardens
- Good size kitchen with integral appliances
- No upward chain

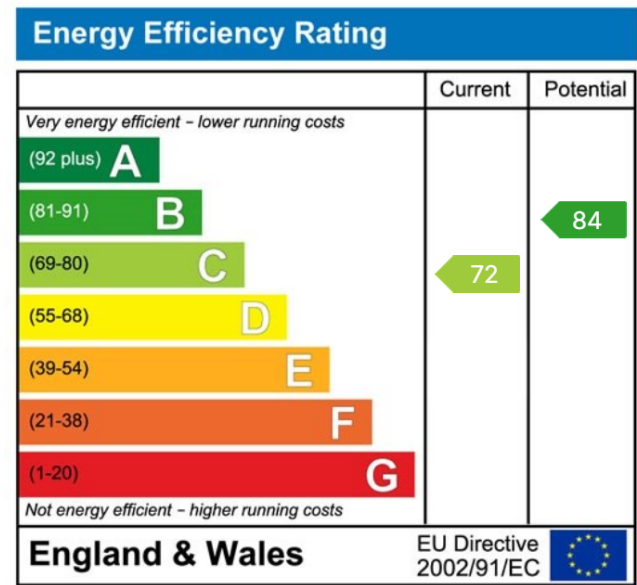
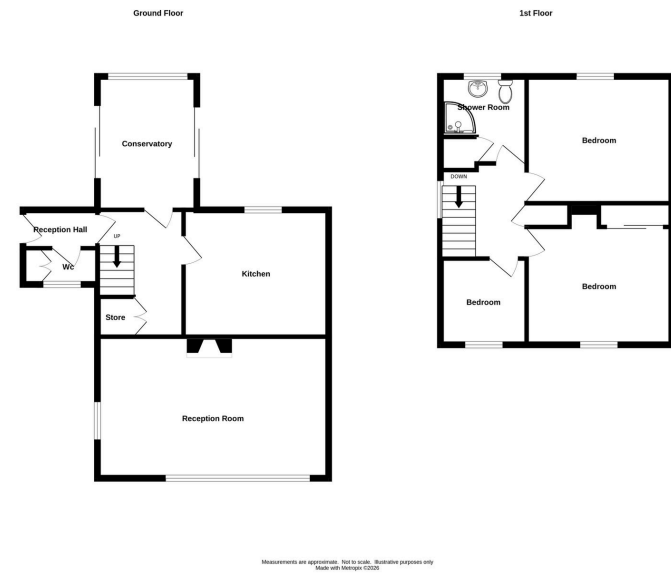


On a SUPERB corner position in this attractive cul de sac on the popular HUNTLANDS with extensive front and side gardens and SUPER VIEWS OF CLENT AND COUNTRYSIDE. With gas central heating, some double glazing and NO UPWARD CHAIN, this extended semi detached home has plenty of potential - Entrance Hall, Cloakroom with WC, Spacious Living Room, Good size fitted Kitchen with oven, hob and dishwasher, Conservatory, Three Bedrooms, Attractive Shower Room, Drive, Garage and sunny Rear Garden.

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

Entrance Hall, Cloakroom With handbasin and WC. Cloakstore, **Main Hall** Stairs off with cupboard beneath, **Living Room** - 6.1m x 3.78m (20'0" x 12'5") Having fireplace with gas fire, **Spacious Fitted Kitchen** - 3.76m x 3.35m (12'4" x 11'0") Having integral oven, hob and dishwasher, floor and matching wall cupboards, **Double glazed Conservatory** - 3.58m x 2.62m (11'9" x 8'7") With views of Clent, **Landing** With distant views of countryside, **Bedroom One** - 3.76m x 3.4m (12'4" x 11'2") Having PVC double glazed window with super views of Clent and countryside, **Bedroom Two** - 3.81m x 3.76m (12'6" into wardrobes x 12'4") With fitted wardrobes, **Bedroom Three** - 2.31m x 2.24m (7'7" x 7'4"), **Attractive Shower Room** - 2.36m x 2.24m (7'9" x 7'4") With shower cubicle, WC and handbasin with cupboards beneath, wall tiling and rail style radiator. Built in cupboard, **Garage, Gardens** Extensive lawned gardens to the front and side. Mainly paved rear garden with sunny aspect and external tap.





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.