



Taylor's

HALESOWEN, Oak Court

3 1 1

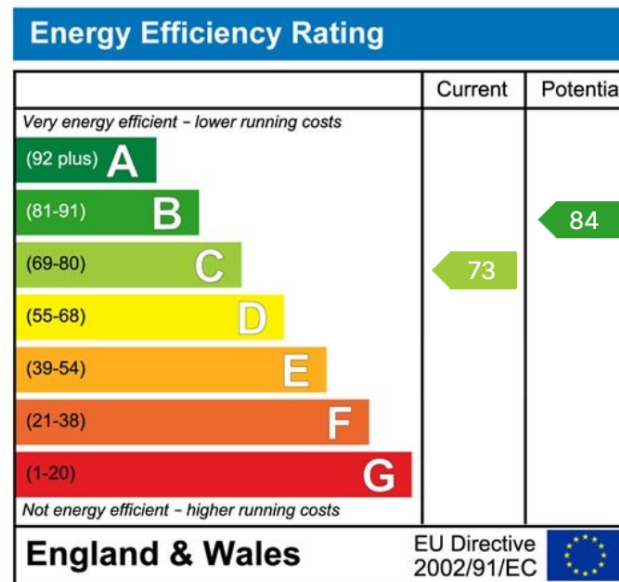
- Convenient position in Hasbury
- Super sunny rear garden
- Panoramic views to countryside
- Excellent lounge with media wall
- Three good bedrooms
- Excellent fitted dining kitchen with integral appliances
- Super refitted shower room
- Cloakroom with WC
- Useful large utility/office
- Glass bannisters



An ABSOLUTELY FABULOUS home with accommodation on three floors, superbly improved with many outstanding features. Situated in a convenient private road, having a LOVELY SUNNY REAR GARDEN and SUPERB VIEWS OF COUNTRYSIDE. With gas central heating, PVC double glazing and parking for two cars EARLY INSPECTION HIGHLY RECOMMENDED. All main services connected. Tenure Freehold. Council tax band C. EPC C. Broadband/Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction brick, part vertical tile and render with tiled roof. Long term flood risk surface water low, rivers very low.

Drive parking, Porch With composite double glazed entrance door, tiled floor, **Attractive Hall** With stairs off having GLASS BANNISTER, **Superb Dining Kitchen** - 4.55m x 3.51m (14'11"max x 11'6"max) Having a comprehensive range of floor and wall cupboards and with integral oven, touch control hob, cooker hood, integral dishwasher and fridge, **Lobby** With door to garden, **Cloakroom** With WC, **Large Utility/Office** - 4.8m x 2.24m (15'9" x 7'4") With recesses for washer and dryer, **Super Landing** With GLASS BANNISTERS and oak finished doors to, **Fantastic Lounge** - 4.55m x 4.42m (14'11" x 14'6") With large double glazed window, multi media wall having inset remote control flame effect electric fire, display shelving with underlighting, **bedroom Three** - 4.32m x 2.44m (14'2" x 8'0"), **Second Floor Landing** Again with glass bannister and oak finished doors, **Bedroom One** - 4.44m x 3.63m (14'7"max x 11'11") Having a range of quality fitted furniture, large double glazed window with superb views of countryside, **Bedroom Two** - 3.51m x 3m (11'6" x 9'10") With walk in wardrobe off, **Superb Shower Room** - 2.36m x 2.08m (7'9" x 6'10") Having large walk in shower cubicle with both overhead and handheld showers, handbasin with drawer beneath and WC, **Lovely Rear Garden** With sunny aspect, patio, lawn, borders, and external power





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.