



Taylors

HALESOWEN, Westfield Road

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- Two double bedrooms
- Majority double glazing and gas central heating
- No upward chain
- Off road parking to the front
- Lovely size rear garden
- Well presented throughout
- Ground floor cloakroom with w/c
- White suite bathroom
- Popular and convenient location
- Council tax band A



A well presented two double bedroom home available with no upward chain, located in a well established area with good access to local amenities and transport links.

The property benefits from double glazing to the majority of windows and gas central heating. The accommodation comprises a porch, entrance hall, living room, kitchen, rear lobby and a useful ground floor W.C. On the first floor there are two double bedrooms (Master bedroom with built in wardrobe), a landing and a white suite bathroom.

Outside, the property includes a good size rear garden and off road parking.

Tenure: Freehold. Construction: Brick built (Part Render) with tiled roof. Services: All main services connected. Broadband/Mobile coverage: Visit: [checker.ofcom.gov.uk/en-gb/broadband-coverage](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-coverage/). Council Tax Band A. EPC D. Flood Risk - Very Low.

Porch, Hall, Living Room - 4.29m x 3.73m (14'1" x 12'3"), **Kitchen** - 4.29m x 3.73m (14'1" x 12'3"), **Lobby with store, Rear hall, W/C** - 1.93m x 0.89m (6'4" x 2'11"), **Rear vestibule/conservatory** - 2.36m x 1.6m (7'9" x 5'3"), **First floor landing, Bedroom Two** - 3.33m x 3.23m (10'11" x 10'7"), **Bedroom One** - 4.24m x 3.73m (13'11" x 12'3"), **Off Road Parking, Rear Garden**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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