



Taylors

HALESOWEN, Doran Close

3 1 1

- Popular Squirrels location
- Lovely cul de sac
- Rear garden with sunny aspect
- Cloakroom with WC
- Attractive Lounge
- Dining Kitchen with integral oven, hob, washer and fridge
- Bathroom with shower
- Block paved drive and Garage
- No upward chain
- Carpets, curtains, light fittings and blinds included

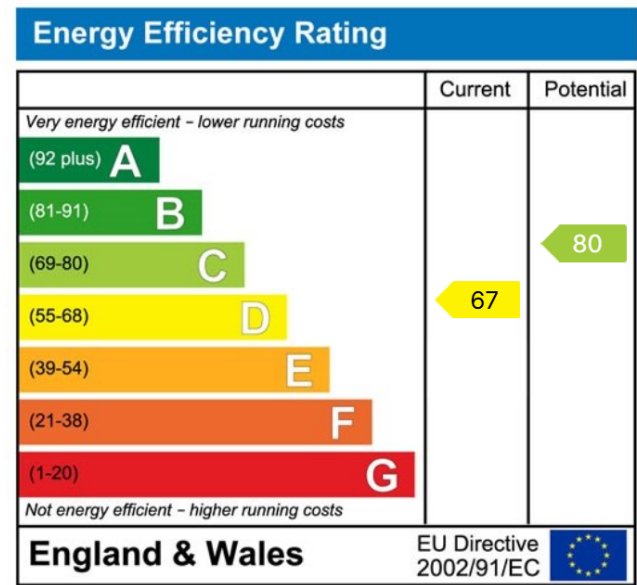
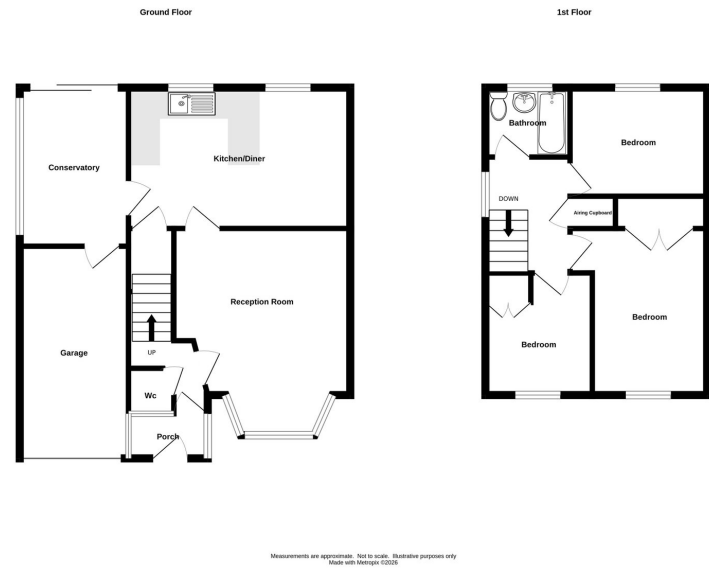


Situated in this LOVELY CUL DE SAC of detached properties on the popular SQUIRRELS. A looked after, clean and tidy DETACHED HOME offered for sale with NO UPWARD CHAIN. Having gas central heating, PVC double glazing and block paved drive approach - Porch, Hall, Cloakroom with WC, Attractive Lounge, Dining Kitchen with integral fridge, washer, oven and hob, Store off, Double Glazed Conservatory. Three Bedrooms, Bathroom with shower, Garage. Pleasant laid out Garden.

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

Block Paved Drive, PVC Double Glazed, Porch, Hall, Cloakroom With WC and handbasin, **Lounge** - 5.05m x 3.84m (16'7" into bay x 12'7") Having PVC double glazed bay window, attractive fireplace with electric fire, three wall lights, **Dining Kitchen** - 4.85m x 3.1m (15'11" x 10'2") Having Dining Area with rear PVC double glazed window, two wall lights, Kitchen Area with integral washer, fridge, oven, hob and cooker hood, Range of floor cupboards and matching wall cupboards. Pantry/Store off, **PVC Double Glazed Conservatory** - 3.07m x 2.21m (10'1" x 7'3") With sliding doors to the garden, fitted blinds, **Landing** Airing Cupboard off, **Bedroom One** - 4.5m x 2.79m (14'9" into wardrobes x 9'2" into dr recess) With two double built in wardrobes, **Bedroom Two** - 3.07m x 2.79m (10'1" x 9'2" into wardrobes) With full length range of fitted furniture, **Bedroom Three** - 2.92m x 2.31m (9'7" x 7'7"), **Bathroom** - 1.96m x 1.68m (6'5" x 5'6") Having panel bath with Mira shower above, handbasin and WC. Tiling to walls, **Garage** - 5.64m x 2.49m (18'6" x 8'2") With power, light and water tap, **Delightful Rear Garden** Catching the afternoon sun and with large patio, lawn, well stocked borders, tap and side entrance with gate





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.