



**Taylor's**

## HALESOWEN, Park Lane

2 1 3

- Beautifully presented throughout
- Double glazing and gas central heating
- Two double bedrooms
- Superb first floor bathroom with separate shower
- Modern kitchen with utility off
- Spacious Front lounge, Dining room and Study
- No upward chain
- Extended semi detached home
- Ample off road parking
- EV charger Included



An extended and beautifully presented two double bedroom semi detached home, offered for sale with no upward chain. Ideally situated on a well established and sought after road, the property is conveniently located for a range of local amenities, schools, and excellent transport links.

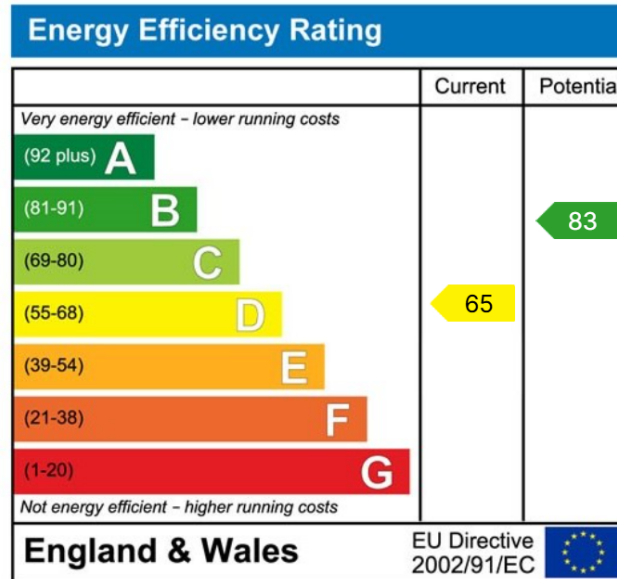
Benefiting from double glazing and gas central heating, the well proportioned accommodation briefly comprises an entrance hall, cloakroom/WC, spacious living room, dining room, fitted kitchen, utility room, and a versatile study. To the first floor, there are two generous double bedrooms and a family bathroom featuring both a bath and a separate shower.

Externally, the property enjoys a private rear garden and ample off road parking, making it an ideal purchase for first time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate the quality and space on offer.

All main services connected. Tenure Freehold. Council Tax band B. EPC D. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage..> Construction brick with part render and a tiled roof (Flat roof to rear single storey). Long term flood risk, surface water - very low, rivers - very low.

**Entrance Hall, W/C** - 1.4m x 0.76m (4'7" x 2'6"), **Living Room** - 4.42m x 3.76m (14'6" x 12'4"), **Dining Room** - 3.76m x 3.71m (12'4" x 12'2"), **Kitchen** - 3.73m x 1.83m (12'3" x 6'0"), **Utility Room** - 2.62m x 1.63m (8'7" x 5'4"), **Study** - 2.13m x 1.68m (7'0" x 5'6"), **First floor landing, Bedroom One** - 3.78m x 3.68m (12'5" x 12'1"), **Bedroom Two** - 3.78m x 2.84m (12'5" x 9'4"), **Bathroom** - 4.11m x 3.4m (13'6" max x 11'2" max), **Rear garden, Off Road Parking**





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