



Taylors

HALESOWEN, Birchfield Close

Offers In Region Of £465,000

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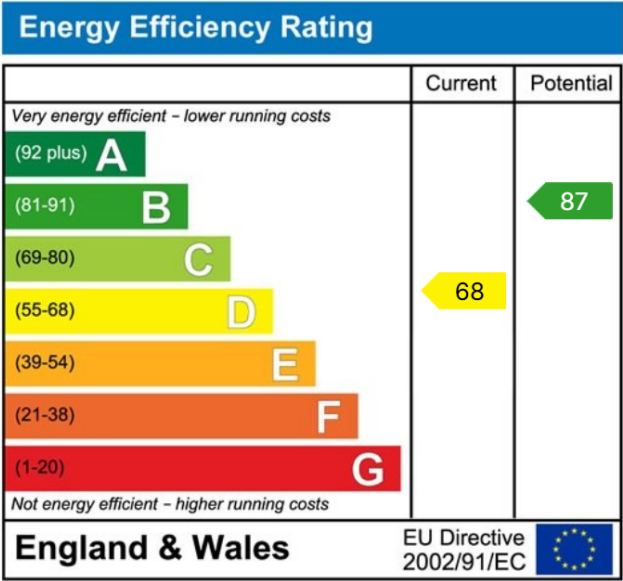
- Five bedroom semi detached home
- Established popular cul de sac
- Three bathrooms/shower rooms
- Further conservatory with log burner
- Wide block paved drive parking
- Adjoining self contained annex
- Six bedrooms in total
- Annex with lounge, kitchen, conservatory and own entrance
- Views of Clent
- Not far from Lutley school



A FIVE BEDROOM semi detached home with ADJOINING ONE BEDROOM ANNEX. Both with gas central heating [independent boilers] and PVC double glazing. All main services connected. Tenure Freehold. Council Tax Band C. EPC D/D. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-/broadband-coverage>. Construction traditional. Long term flood risk, surface water very low, rivers very low.

Good Size Porch, Hall With stairs off and access to Annex, **L Shaped Living Room with Dining Area** - 7.34m x 3.84m (24'1" x 12'7" narrowing to 9' 6") Having Lounge area with double glazed front bow window, fireplace with gas fire. Dining area with double doors to the conservatory, **L Shaped Kitchen/ Conservatory** - 6.02m x 5.49m (19'9"max x 18'0"max) Having Kitchen area with range of floor and wall cupboards, recesses for appliances and Pantry off, Conservatory area with Multifuel/Log burner, double glazed doors and windows to the garden, **Landing, Bedroom Two** - 3.81m x 3.81m (12'6" x 12'6" max and into wardrobes) Having good range of fitted wardrobes with internal drawers and shelving and over head pelmet lighting, **Bedroom Three** - 2.49m x 2.46m (8'2" x 8'1"), **Bedroom Four** - 3.43m x 1.85m (11'3" x 6'1"), **Bedroom Five** - 2.46m x 1.75m (8'1" x 5'9"), **Bathroom** - 2.44m x 1.93m (8'0" x 6'4") Having bath with shower above, handbasin and WC, tiling to walls, **Second Floor Landing** With views of Clent and access to useful loft storage, **Bedroom One** - 3.86m x 3.58m (12'8" x 11'9") Again with views of Clent and countryside, **Shower Room** 2.24m x 1.7m (7'4" x 5'7"max) With shower cubicle, handbasin and WC, **Adjoining Annex** - 6.05m x 2.59m (19'10" x 8'6") Having Store cupboard and stairs off, **Kitchen** - 2.59m x 2.31m (8'6" x 7'7"), **Conservatory** - 2.59m x 2.26m (8'6" x 7'5"plus dr recess) With PVC double glazed door and windows to the garden, **Landing, Bedroom** - 3.51m x 2.62m (11'6" x 8'7") With fitted furniture, **Large Shower Room** - 2.51m x 2.29m (8'3" x 7'6") With shower cubicle, handbasin and WC. Central heating boiler for Annex, **Rear garden** With large patio, Pergola, artificial lawn, Summerhouse and Shed.





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