



Taylor's

Tibberton Close, HALESOWEN

3 2 1

- Well proportioned bedrooms
- Ample off road parking with accompanying double garage
- Ground floor shower room and first floor bathroom
- Council tax band D
- Large entrance hall
- Good size l-shaped living diner
- Double glazing and gas central heating
- Popular and convenient location
- Well presented throughout
- Established rear garden

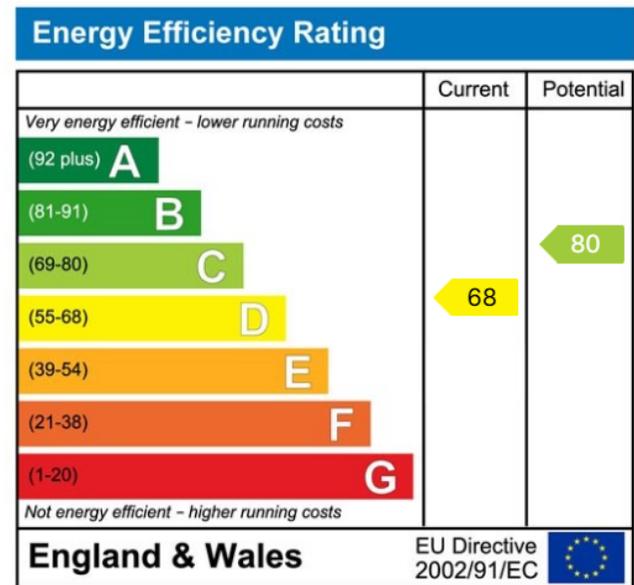


An extended detached family home offering three well proportioned bedrooms, situated within this established and highly popular residential location, conveniently placed for a range of local amenities. The property benefits from double glazing and gas central heating. The accommodation briefly comprises a welcoming porch leading into the entrance hall, a modern ground floor shower room, and a spacious extended L-shaped living and dining area providing an ideal setting for both everyday family living and entertaining. The kitchen is complemented by a separate utility area, while a substantial double garage offers excellent storage and practical space. To the first floor, the landing provides access to three generously sized bedrooms along with the family bathroom. Externally, the property enjoys ample off-road parking to the front, together with a pleasant rear 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 brick, tiled roof (Flat roof to part). Long term flood risk, surface water very low, rivers very low.

Porch, Hall - 3.78m x 3.76m (12'5" x 12'4"), **Shower Room** - 2.21m x 1.73m (7'3" x 5'8"), **L-shaped living diner** - 8.31m x 6.81m (27'3" max x 22'4" max), **Kitchen** - 4.6m x 2.72m (15'1" x 8'11" max), **Utility Room** - 4.93m x 1.47m (16'2" x 4'10"), **Garage** - 4.8m x 4.6m (15'9" x 15'1"), **First floor landing, Bedroom One** - 3.91m x 3.84m (12'10" x 12'7"), **Bedroom Two** - 3.89m x 2.77m (12'9" x 9'1"), **Bedroom Three** - 3.76m x 2.95m (12'4" x 9'8"), **Bathroom** - 2.67m x 2.54m (8'9" x 8'4"), **Rear garden, Off road parking**





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