



Taylor's

HALESOWEN, King Charles Road

Offers In Region Of £369,950

3 1 2

- Established popular location
- Extended ground floor accommodation
- Lounge with log burner
- Extended rear living room
- Kitchen extension with oven and hob
- Utility
- Good size garden
- Vent Axia ventilation system
- Bathroom with shower
- Good size drive parking

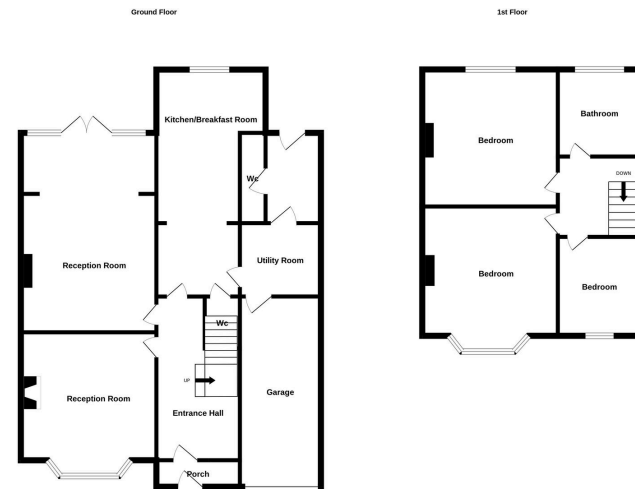


A lovely EXTENDED traditional semi detached in this POPULAR ESTABLISHED and RESPECTED LOCATION. Having gas radiator heating, PVC double glazing and Vent Axia Ventilation System. - Porch, Attractive wide Hall, Front Lounge with LOG BURNER, Extended Rear Living Room, Breakfast Room Area opening to Kitchen extension, Utility with Lobby and WC off. Three Bedrooms, Bathroom with shower, Long Garage and good size Garden.

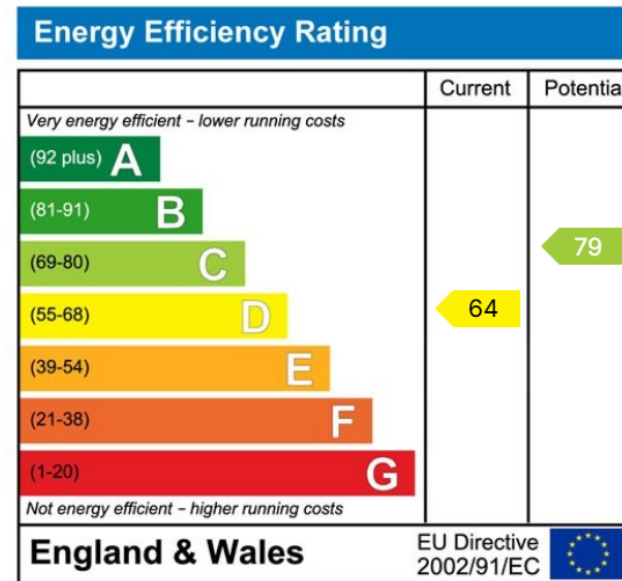
Tenure Freehold. All main services connected. Council Tax band D. EPC D. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - traditional. Long term flood risk, surface water very low, rivers very low.

Wide drive with parking for several cars, PVC double glazed Porch, Attractive wide Hall With stairs off and engineered wood flooring, **Front Lounge** - 4.37m x 3.35m (14'4" into bay x 11'0") Again having engineered wood flooring, feature chimney breast with LOG BURNER, **Extended Rear Living Room** - 5.87m x 3.35m (19'3" x 11'0") Having engineered wood flooring, PVC double glazed double doors to the garden. Lift, **Breakfast Room Area** - 2.72m x 1.75m (8'11" max into recess x 5'9") With similar flooring and Pantry off, **Kitchen Extension** - 3.51m x 2.69m (11'6" x 8'10") Having wide range of floor and wall cupboards, integral oven and hob, recess for dishwasher, **Utility** - 2.62m x 2.16m (8'7" x 7'1") With sink, plumbing for washer and central heating boiler. Lobby and WC off, **Landing** With access to loft with ladder. Vent Axia Ventilation System, **Bedroom One** - 4.55m x 3.33m (14'11" into bay x 10'11"), **Bedroom Two** - 3.68m x 3.35m (12'1" x 11'0") Having double glazed window outlook to the garden. Lift, **Bedroom Three** - 2.36m x 2.13m (7'9" x 7'0"), **Attractive Bathroom** - 2.08m x 1.85m (6'10" x 6'1") With panel bath having both overhead and hand held showers, handbasin, WC, tiled floor and tiling to walls, **Long Garage** with power and lighting, **Good Size Garden** With path dividing lawns, flower beds and maturing trees.





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergate 12/2020



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.