






Taylors

HALESOWEN, Cherry Tree Lane

£625,000

 3  2  2

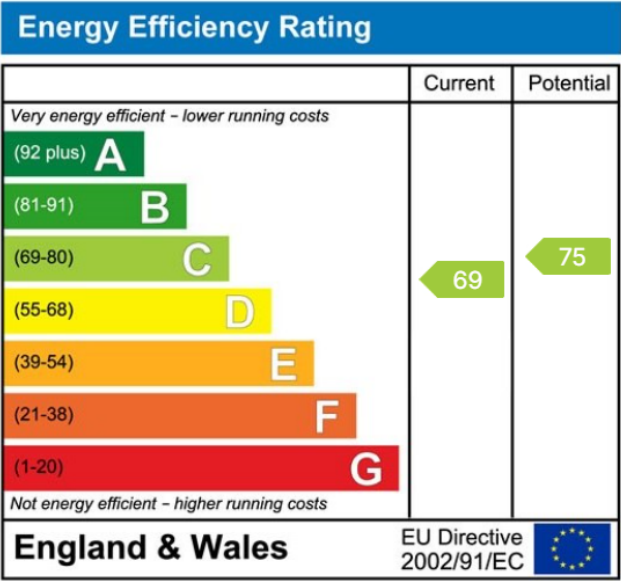
- Superior Detached Bungalow
- Respected residential location
- Three double bedrooms all with fitted furniture
- Bedroom One with ensuite shower room
- Super large bathroom with separate shower
- Delightful Lounge
- Separate Dining Room/Sitting Room
- Office/Study
- Attractive Kitchen with integral appliances
- Good size gardens



A SUPERB SPACIOUS DETACHED BUNGALOW in the respected Hayley Green area, set in laid out good size gardens. Delightfully appointed and requiring internal inspection. Having gas central heating and PVC double glazing. All main services connected. Tenure Freehold. Council Tax Band D. EPC C. Broadband/mobile coverage: <https://checker.ofcom.org.uk/engb/broadband-coverage>. Construction conventional brick and tiled roof. Long term flood risk, surface water medium, rivers very low.

Attractive L shaped Hall, Office - 1.85m x 1.57m (6'1" x 5'2") With feature glass block wall, Dining Room/Sitting Room - 3.02m x 2.84m (9'11" x 9'4") With PVC double glazed bow window, Superb Lounge - 4.93m x 4.47m (16'2" x 14'8") Having attractive fireplace with electric fire, Double glazed bow window and PVC double glazed double doors to the garden, Attractive Kitchen - 3.86m x 3m (12'8" plus recess x 9'10") Having range of integral appliances including, fridge freezer, dishwasher, double oven and hob, cooker hood, floor and wall cupboards, Useful Lobby - 5.51m x 1.37m (18'1" x 4'6") With tap, door to garage and double glazed door to outside, Bedroom One - 4.57m x 3.07m (15'0" into wardrobes x 10'1") Having an excellent range of fitted furniture, Ensuite Shower Room - 2.72m x 1.17m (8'11" x 3'10") Having good size shower cubicle, handbasin with drawers beneath, WC and tiled floor, Bedroom Two - 3.76m x 3.2m (12'4" x 10'6") Having range of fitted furniture, PVC double glazed bow window, Bedroom Three - 3.25m x 3.18m (10'8" x 10'5") With a most attractive range of fitted furniture, PVC double glazed bow window, Super Spacious Bathroom - 3.25m x 2.01m (10'8" x 6'7") Having shaped panel bath, WC, handbasin with drawers beneath, Good size shower cubicle with both overhead and handheld showers, tiled floor, Garage - 5.87m x 2.44m (19'3" x 8'0") With utility having sink, Lovely gardens extending to the side and rear, mainly laid with lawns, having patio and decked area, Double gates to the drive, Potential for further access off Cherry tree Lane.





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.