



Taylors

HALESOWEN, Manor Abbey Road

Offers In Region Of £400,000

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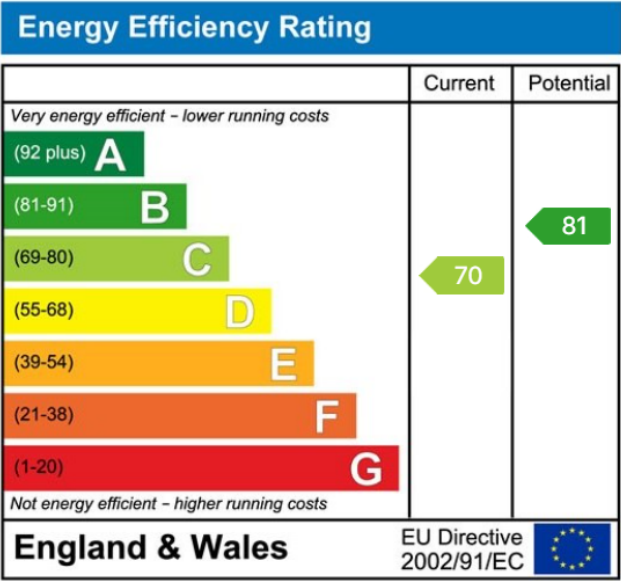
- Lovely position in Lapal
- Far reaching views of countryside
- Largely extended
- Delightful sunny rear garden
- Lounge
- Extended Living Room
- Spacious Extended Dining Kitchen
- Cloakroom with WC
- New tiled roof
- No upward chain



Occupying a superb position in LAPAL and having SUPER PANORAMIC VIEWS TO COUNTRYSIDE, a looked after and LARGELY EXTENDED semi detached home. Having gas central heating, PVC double glazing, DELIGHTFUL SUNNY REAR GARDEN and NO UPWARD CHAIN. - Porch, Hall, Front Lounge, Spacious Extended Rear Living Room, Large Extended Dining Kitchen with defined dining area and kitchen area with oven and hob, Cloakroom with WC, Useful Store. Three Bedrooms, Shower Room. Wide block paved drive. All main services connected. Tenure Freehold. Council Tax Band D. EPC C. Broadband/ Mobilecoverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction traditional, pitched tiled roof, flat to extension. Long term flood risk, surface water very low, rivers very low.

Wide block paved drive, PVC double glazed Porch, Hall With built in understairs cupboard, **Front Living Room** - 4.17m x 3.28m (13'8"into bay x 10'9") Having fireplace with electric fire, front double glazed bay window, **Extended Rear Lounge** - 6.58m x 3.28m (21'7" x 10'9" narrowing to 10'4") Having PVC double glazed double doors overlooking delightfully onto the garden, fireplace with electric fire, **Spacious Extended Dining Kitchen** - 5.33m x 3.96m (17'6" x 13'0") Having defined dining area with Store off. Kitchen area with double glazed door and window to the garden, good range of floor cupboards and excellent range of wall cupboards, integral oven, hob and cooker hood, **Lobby, Cloakroom** With WC and handbasin, **Useful Store** - 3.68m x 2.06m (12'1" x 6'9") With original garage front doors, tap and Worcester central heating boiler, **Good size Landing, Bedroom One** - 4.32m x 2.95m (14'2"into bay x 9'8"into wardrobes) Having range of fitted wardrobes, **Bedroom Two** - 3.99m x 2.95m (13'1" x 9'8"max) Having full length range of fitted wardrobes and PVC double glazed window with superb panoramic views to countryside, **Bedroom Three** - 2.72m x 2.16m (8'11" x 7'1") With built in cupboard, **Shower Room** - 2.29m x 1.68m (7'6" x 5'6") With good size shower cubicle, handbasin and WC, **Delightful Rear garden** Having a sunny aspect and with patio, external tap, two lawns and attractive borders. Shed





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