



Taylor's

HALESOWEN, Astley Avenue

Offers In Region Of £425,000

4 1 3

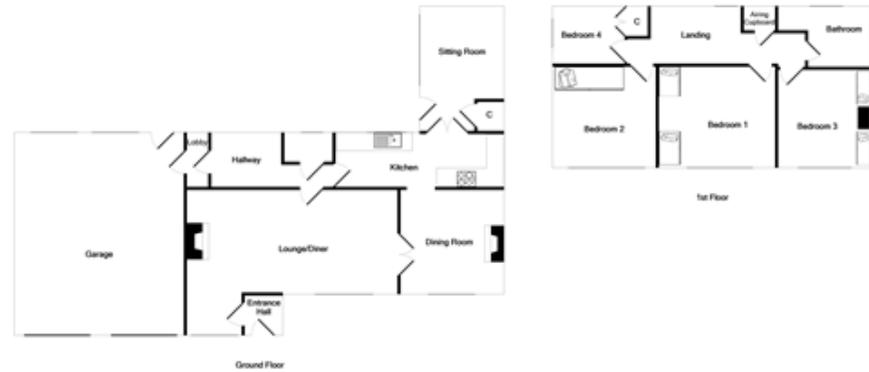
- Large double garage
- Substantially extended semi detached Home
- Established rear garden
- Double glazing and gas central heating
- Well proportioned throughout
- Block paved drive allowing for ample off road parking
- Three reception rooms
- Convenient and popular location
- Council tax band C
- Early viewing highly recommended



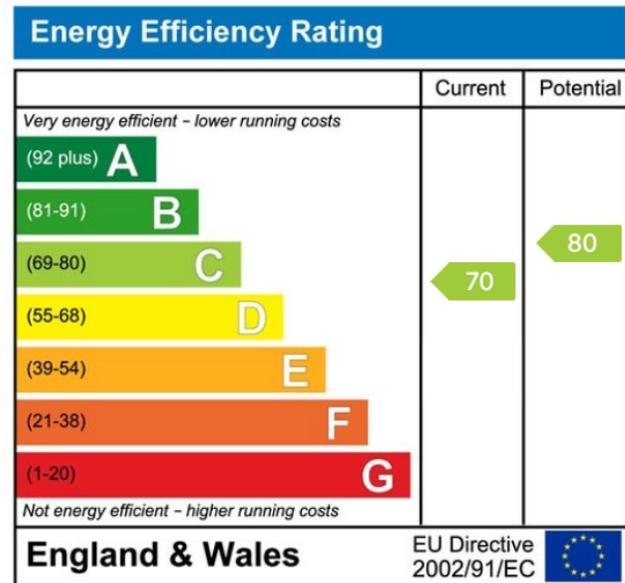
Occupying a prominent position in one of the area's most sought-after residential locations, this substantially extended four-bedroom semi-detached property offers a superb blend of generous living accommodation, excellent amenities, and convenient access to transport links. Well proportioned throughout, the home opens with a welcoming porch that leads into a spacious living room. There is an adjoining dining room leading to a kitchen and rear extended snug. An inner hallway provides access to a large double garage. To the first floor, a bright landing leads to four well-proportioned bedrooms. The family bathroom is thoughtfully designed, featuring a separate shower in addition to the main bath. Externally, the property benefits from a block-paved driveway providing off-road parking, alongside a generous double garage offering secure storage or potential for further development (subject to planning). There is also a low maintenance rear garden with mature shrubbery. This exceptional property combines space, location, and potential, making it a compelling opportunity for discerning buyers seeking a long-term family home in a highly respected neighbourhood. All main services connected. Tenure Freehold. Council Tax Band C. EPC C. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction brick with tiled roof. Long term flood risk, surface water very low, rivers very low.

Porch, Living Room - 6.83m x 4.5m max (22'5" x 14'9" max), **Dining Room** - 3.3m x 3.2m (10'10" x 10'6"), **Kitchen** - 5.33m x 1.91m (17'6" x 6'3"), **Snug** - 4.27m x 2.67m (14'0" x 8'9"), **Inner Hall, First floor landing, Bedroom One** - 3.48m x 3.35m (11'5" x 11'0"), **Bedroom Two** - 3.35m x 3.33m (11'0" x 10'11"), **Bedroom Three** - 3.18m x 2.97m (10'5" x 9'9"), **Bedroom Four** - 2.39m x 1.88m (7'10" x 6'2"), **Bathroom** - 2.26m x 2.01m (7'5" x 6'7"), **Rear Garden, Block paved drive, Double Garage** - 6.63m x 5.56m (21'9" x 18'3")





Measurements are approximate. Not to scale. Boundaries protected only. Made with RoomSketcher



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.