



Taylor's

Beecher Road, HALESOWEN

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- Spacious extended semi detached
- Four bedrooms
- Ensuite shower room
- Two reception rooms
- Large extended dining kitchen
- Utility Room
- Ground floor WC
- Good size garden
- Solar panels
- Wide drive parking



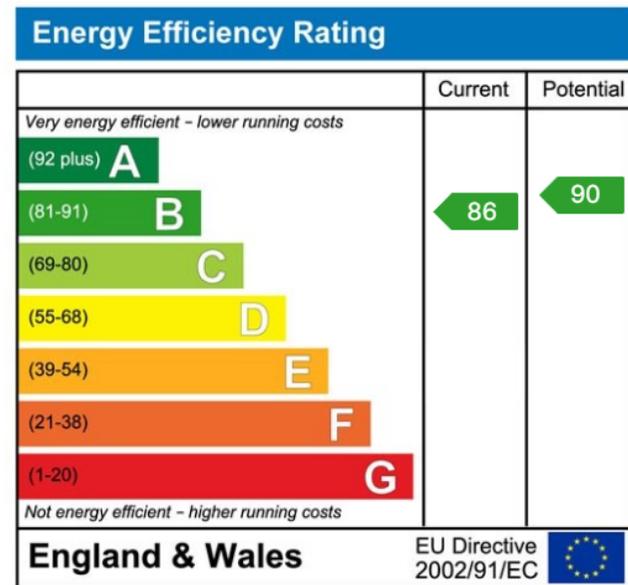
A largely extended and EXCEPTIONALLY SPACIOUS traditional style semi detached home complemented by a good size garden. With gas central heating, solar panels and PVC double glazing. All main services connected. Tenure Freehold. Council Tax Band D, EPC B. Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction wall brick, tiled roof, flat to ground floor extension. Long term flood risk, surface water very low, rivers very low.

Good Size Hall With wood flooring and Understairs store cupboard, **Lounge** - 5.05m x 3.48m (16'7" into bay x 11'5") Having fireplace with log burner, double glazed front bay window, **Living Room** - 4.27m x 2.74m (14'0" x 9'0") Having fireplace with electric fire, **Very Spacious Extended Dining Kitchen** - 5.54m x 5.11m (18'2" max x 16'9") With defined dining area and a comprehensive range of floor units, dishwasher, one and a half bowl sink, wide Rangemaster style cooker with cooker hood above, recess with American style fridge/freezer, double glazed window overlooking the rear garden, **Lobby** With door to the garden, **Cloakroom** With WC, **Utility Room** - 2.69m x 2.64m (8'10" into dr recess x 8'8") With double glazed door to the garden, tall cupboards, floor cupboards and recess for washer, **Landing**, **Bedroom One** - 3.28m x 2.82m (10'9" plus wardrobes x 9'3") With built in wardrobes, **Ensuite Shower Room** - 1.96m x 1.85m (6'5" x 6'1") With good size shower cubicle, handbasin with cupboards beneath, **Bedroom Two** - 3.99m x 3.48m (13'1" into bay x 11'5"), **Bedroom Three** - 3.56m x 2.64m (11'8" x 8'8" plus wardrobes) With range of fitted wardrobes, double glazed window with views, **Bedroom Four** - 2.82m x 2.39m (9'3" x 7'10" plus recess) With built in wardrobes, **Shower Room** - 2.46m x 2.08m (8'1" x 6'10") With tiled floor and tiling to walls. Shower cubicle with Triton shower, shaped handbasin and WC in combi unit with cupboards, **Wide Front Drive** Allowing Parking, **Good Size Rear Garden** With wide patio, tap, power, artificial and natural lawns. Garden Shed.





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropack (2020)



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