



Taylor's

HALESOWEN, Wassell Road

£250,000

3 1 1

- Ideal for first time buyers
- Well presented three bedroom semi detached
- Central heating and double glazing
- Delightful through lounge with dining area
- Ample parking
- Pleasant rear garden
- Convenient location



A beautifully presented three-bedroom semi-detached home awaits, offering a comfortable and convenient lifestyle in a sought-after location. This charming residence boasts a delightful through lounge with a dedicated dining area, perfect for both relaxing evenings and entertaining guests. The well-appointed kitchen provides a practical space for daily living. Upstairs, you'll find three generously sized bedrooms, offering ample space for a growing family or those seeking extra room for hobbies or a home office. The home benefits from central heating and double glazing, ensuring warmth and efficiency throughout the year. Outside, the property features a pleasant rear garden, ideal for outdoor enjoyment and low-maintenance living. Ample off-road parking adds to the convenience this home offers. Situated in a convenient location on Wassell Road, HALESOWEN, B63 4LE, this property is ideally suited for first-time buyers looking to establish themselves in a welcoming community with easy access to local amenities and transport links. An early viewing is highly recommended to fully appreciate the quality and charm of this lovely home. Tenure: Freehold. Construction: Brick built with tiled roof. Services: All main services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C. Flood Risk Very Low.

Lounge Diner - 6.71m x 3.43m (22'0" x 11'3")

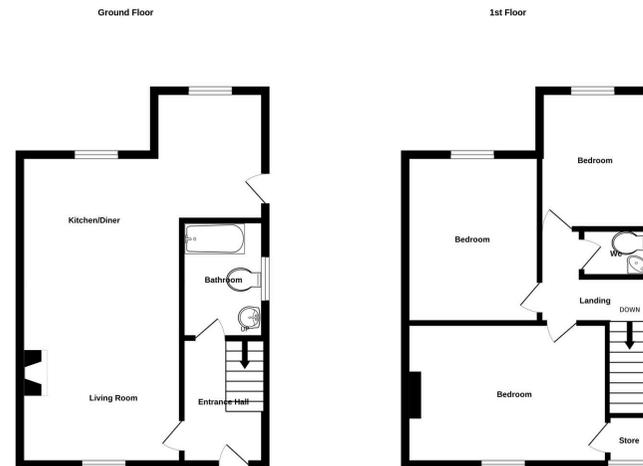
Kitchen - 2.77m x 2.36m (9'1" x 7'9")

Bedroom 1 - 4.42m x 3.12m (14'6" x 10'3")

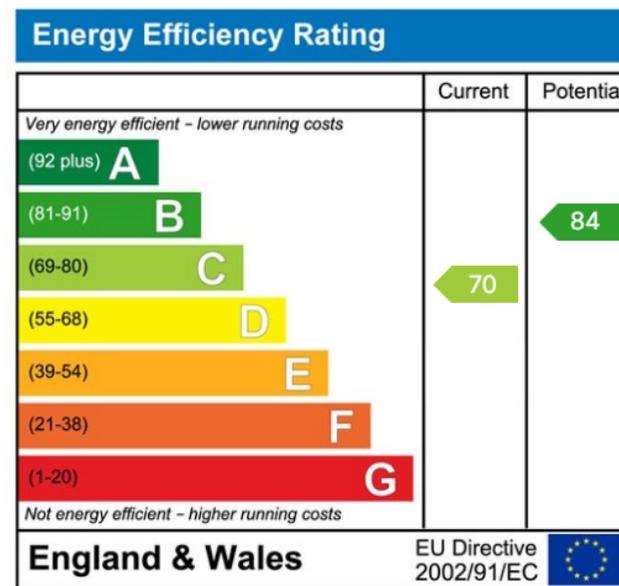
Bedroom 2 - 3.56m x 2.87m (11'8" x 9'5")

Bedroom 3 - 2.9m x 2.39m (9'6" x 7'10")





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepa 10000.



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.