



**Taylor's**

# HALESOWEN, Colley Lane

Offers In Region Of £350,000

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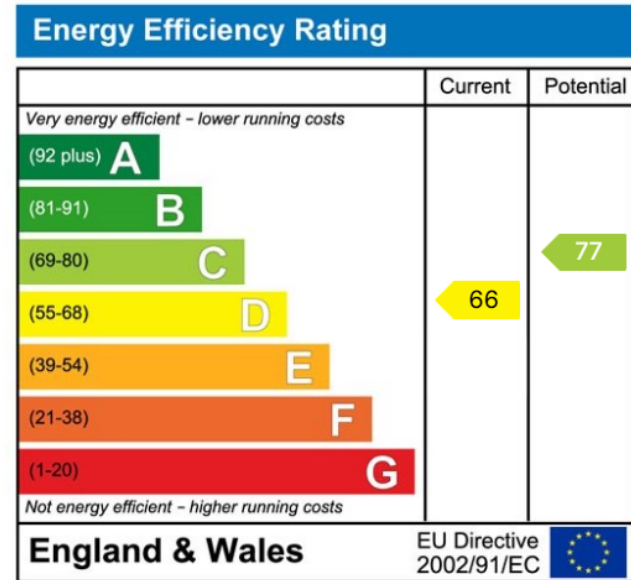
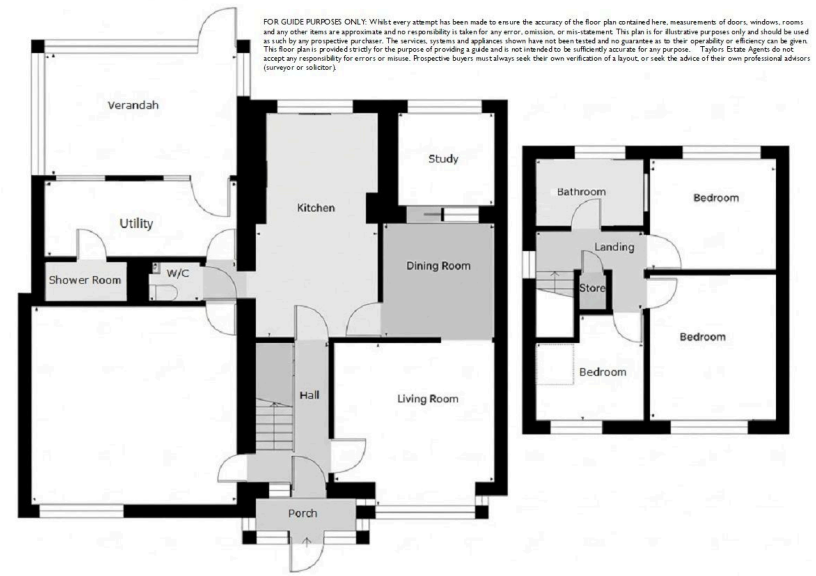
- Flexible ground floor space would suit working from home
- Bedrooms with fitted furniture
- Ground floor shower room
- Spacious fitted utility
- Extended ground floor accommodation
- Internal inspection essential
- Lovely upstairs bathroom
- Cloakroom with WC
- Super kitchen with integral appliances
- Superbly presented



An extended and most delightfully improved DETACHED HOME, tucked away just off Colley Lane, having gas central heating and PVC double glazing INTERNAL INSPECTION ESSENTIAL. All main services connected. Tenure Freehold. Council Tax Band C. EPC D. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction Standard. Long term flood risk, surface water very low, rivers very low.

**Wide Double glazed Porch** With tiled floor, **Hall** With stairs off with attractive bannister, feature verticle mirrored radiator, **Cloakroom** With handbasin and WC, **Lounge** - 3.89m x 3.84m (12'9"into bay x 12'7") Having attractive fireplace with gas fire, **Dining Room** - 2.77m x 2.69m (9'1" x 8'10") With sliding doors to the Study, **Study** - 2.44m x 2.34m (8'0" x 7'8") With electric heater, **Super Extended Kitchen** - 5.28m x 2.69m (17'4" x 8'10") Superbly fitted and having granite work surfacing, 5 ring gas hob, inset sink, good range of floor cupboards with plinth lighting. Integral dishwasher, microwave, double oven and grill. Space for American style fridge freezer, good range of wall cupboards and cooker hood. Matching Pantry unit, **Spacious Fitted Utility** - 4.62m x 1.73m (15'2" x 5'8") Having range of floor cupboards, wall cupboards, tiled floor, **Shower Room** Having large shower cubicle, handbasin with cupboards beneath, mirrored wall cupboard with lighting, **Additional Large Office/Facility** - 4.95m x 4.7m (16'3" x 15'5") This facility is provided in the original garage, we understand building regulations have not been obtained for the conversion, **Landing** Having loft access with ladder.. Store Cupboard with central heating boiler, **Bedroom One** - 3.48m x 3.02m (11'5" x 9'11"into wardrobes) With full length range of fitted wardrobes, **Bedroom two** - 3.02m x 2.69m (9'11" x 8'10") Again with a range of fitted furniture, **Bedroom Three** - 2.64m x 2.54m (8'8" x 8'4"max) With fitted furniture, **Superb Bathroom** - 2.62m x 1.55m (8'7" x 5'1") Having panel bath with both hand held and over head showers, WC and handbasin with cupboards and drawers beneath, feature radiator, tiled floor and tiling to walls, **Large Rear Verandah** - 4.62m x 2.84m (15'2" x 9'4"), **Paved rear garden**





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