



31 HARTLEBURY ROAD
B63 4PL

Taylors

31 HARTLEBURY ROAD HALESOWEN

WELL PROPORTIONED *semi detached*

Front Living Room

14' 10" x 9' 11" (4.52m x 3.02m)

Having front double glazed bow window, stairs off with cupboards beneath

Cloakroom

With WC, handbasin, tiled floor

L shaped Living Room

20' 8" max x 18' 6" max (6.29m x 5.63m)

Having PVC double glazed doors and window to the garden, attractive fireplace and dining area with double glazed window

Kitchen

9' 9" x 7' 7" plus door recess (2.97m x 2.31m)

Having cooker, washer, fridge freezer, floor and wall cupboards, double glazed door to outside

First Floor Landing

Bedroom 1

13' 5" x 12' 7" (4.09m x 3.83m)

Bedroom 2

13' 5" x 9' 6" (4.09m x 2.89m)

With fantastic views

Bedroom 3

12' 9" x 7' 8" (3.88m x 2.34m)

Family Bathroom

8' 11" x 7' 7" (2.72m x 2.31m)

With panel bath having shower above, WC and handbasin, part tiling. Built in cupboard

Garage

With lighting and central heating boiler

Rear Garden

Having patio, lawn, borders and side entrance with gate



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

WELL PROPORTIONED semi detached at head of cul de sac on the popular Huntlands. Having **FANTASTIC PANORAMIC VIEWS OF COUNTRYSIDE EXTENDING TO CLENT HILLS.** With majority gas central heating, PVC double glazing and **NO UPWARD CHAIN.** Front Living Room, **FITTED CLOAKROOM WITH WC,** Very Spacious L shaped Rear Living Room with Dining Area, Fitted Kitchen. **THREE GOOD SIZE BEDROOMS,** Bathroom, Garage, Pleasant Rear Garden. All main services connected.

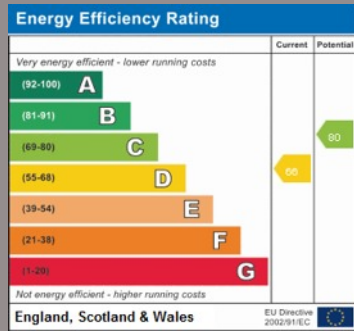
Broadband/mobile

coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D . Construction-Walls brick,tiled roof

MISREPRESENTATION ACT 1967

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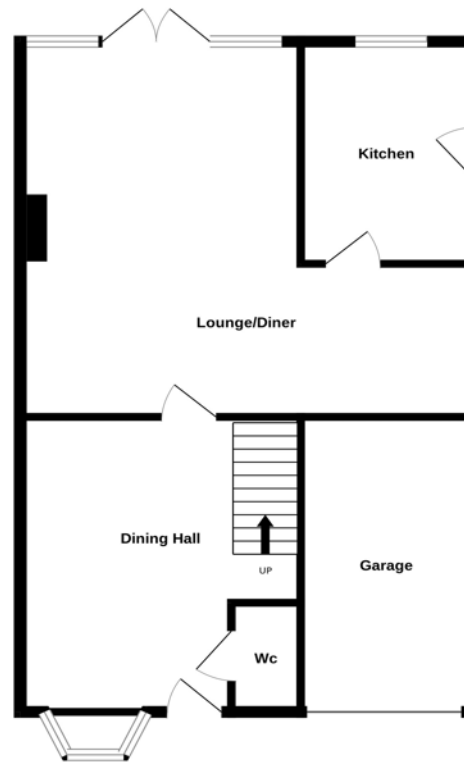
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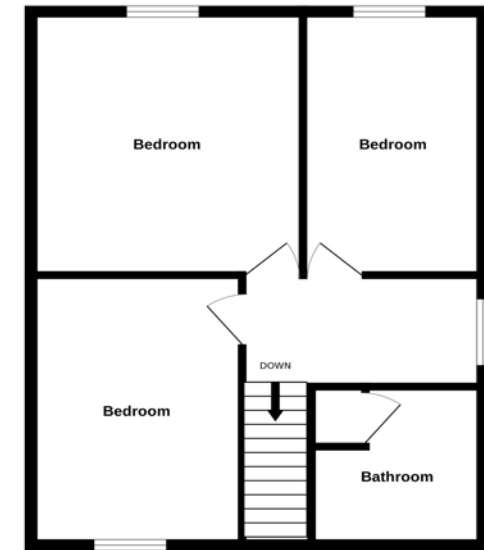
Offices at:

KINGSWINFORM HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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