



31 BOURNE AVENUE
B62 0DS

Taylors

31 BOURNE AVENUE HALESOWEN

Traditional semi detached home in popular established Howley Grange area.

Entrance Porch

With arched pvc double glazed doors

Hall

Stairs off with understairs cupboard beneath

Front Living Room

13' 7"max x 10' 8" (4.14m x 3.25m)

Having traditional fireplace with tiled inset and gas fire

Rear Living Room

14' 3"into bay x 10' 8" (4.34m x 3.25m)

Having fireplace with gas fire, PVC double glaze bay window with door to garden

Kitchen

8' 2" x 5' 11" (2.49m x 1.80m)

Rear Veranda

First Floor Landing

Bedroom 1

14' 4"into bay x 10' 9" (4.37m x 3.27m)

Bedroom 2

11' 6" x 9' 10" (3.50m x 2.99m)

Bedroom 3

7' 4" x 5' 11" (2.23m x 1.80m)

Having the Worcester Combination boiler

Bathroom

6' 10" x 5' 3" (2.08m x 1.60m)

Having bath and handbasin

Separate WC

Side Small Garage/Store

Rear Garden

With lawn, flower beds and access through to further gardens with greenhouse

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.



Traditional semi detached home in popular established Howley Grange area. Having NO UPWARD CHAIN, Gas Radiator Heating and majority PVC Double Glazing. IN NEED OF SOME REPAIR AND MODERNISATION but with potential - Porch, Hall, TWO RECEPTION ROOMS, Kitchen, THREE BEDROOMS, Bathroom, Separate WC, Rear Veranda, Small Garage/Store, Drive and Good size Relatively flat Rear Garden. All main services available.

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

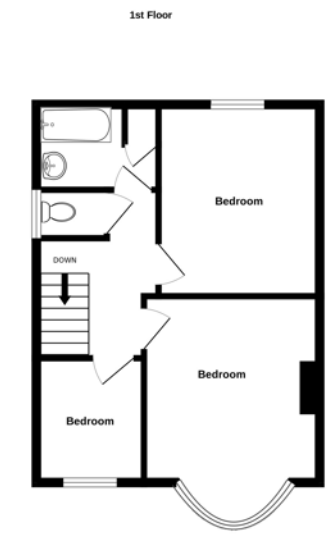
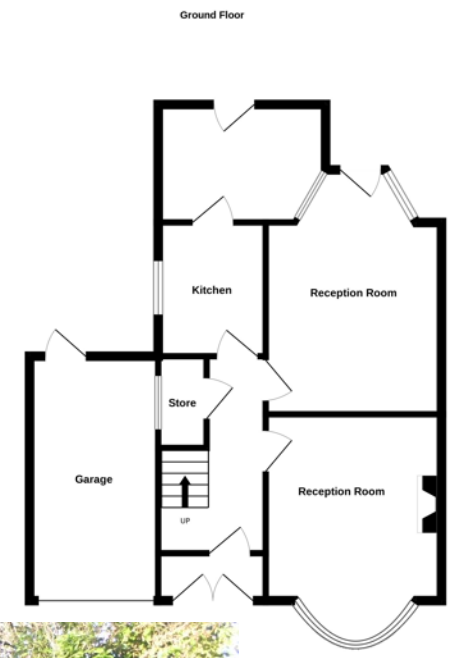
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