

16 Shenstone Valley Road B62 9TB Taylors

16 Shenstone Valley Road, Halesowen

Lovely traditional semi detached home.

orch

Hall

Living room 2'7 max x 11'3

Dining room 17'6 x 10'1

Conservatory 9'3 x 5'10

Kitchen 13'6 x 10'3

Covered side access

Cloakroom with w.c.

Utility

First floor landing

Bedroom One 13'1 max x 11'4

Bedroom Two 11'7 x 10'6

Bedroom Three 6'11 x 6'1

Shower room 6'10 x 6'10

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.







An EXTENDED TRADITIONAL semi detached home with three bedrooms. Convenient for local amenities and transport links, WELL PRESENTED throughout with Double glazing and gas central heating, comprising; Porch, Hall, Living room, Dining room, Conservatory, Kitchen, Covered side access, Cloakroom with w.c, Utility, First floor landing, Three bedrooms and Bathroom. Outside having Rear garden and Off road parking. **EPC Construction - Brick built** with Render and a tiled roof with part Flat. Broadband/Mobile coverage: //checker.ofcom.org/engb/broadband-coverage. EPC D

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 himself 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 in relation to this property.









Conservatory

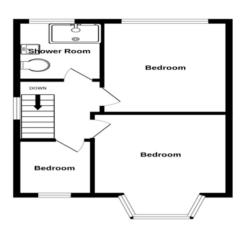
Kitchen/Breakfast Room

Sitting Room

Store

Dining Room

Porch



Shenstone Valley Rd, B62 9tb

Measurements are approximate. Not to scale. Illustrative purposes only

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. EPC D. COUNCIL TAX BAND C: Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. TENURE: The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points. 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