



SPRING VILLAS 61 THE DRIVE  
B63 4NT

**Taylor's**

# SPRING VILLAS 61 THE DRIVE HALESOWEN

*A deceptively spacious, four bedroom semi detached family home*

Entrance Hallway

Dining Room

13' 9" x 13' 1" (4.19m x 3.98m)

Lounge

22' 1" x 12' 5" (6.73m x 3.78m)

Sitting Room

18' 5" x 12' 6" (5.61m x 3.81m)

Kitchen

11' 6" x 10' 6" (3.50m x 3.20m)

Gallery landing

Bedroom 1

13' 9" x 10' 6" (4.19m x 3.20m)

Bedroom 2

11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom 3

14' 0" x 11' 3" (4.26m x 3.43m)

Bedroom 4

10' 9" x 6' 9" (3.27m x 2.06m)

Family Bathroom

Garage



These particulars are intended only as a guide and must not be relied upon as a 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.

A deceptively spacious, four bedroom semi detached family home in this tucked away position, offering flexible accommodation with gas central heating and double glazing, comprising; welcoming hall, dining room, lounge with double doors to superb rear sitting room, re fitted kitchen, useful cellarage, gallery landing with four good size bedrooms off, family bathroom with separate shower cubicle, garage, ample parking and pleasant gardens. All main services are connected. Construction - Brick built with tiled roof.

Broadband/Mobile coverage:  
[//checker.ofcom.org/en-gb/broadband-coverage](http://checker.ofcom.org/en-gb/broadband-coverage)  
COUNCIL TAX BAND D. EPC D.

MISREPRESENTATION ACT 1967

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

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Offices at:  
 KINGSWINFORM HALESOWEN  
 STOURBRIDGE BRIERLEY HILL SEDGLEY



Total area: approx. 169.2 sq. metres



Total area: approx. 194.6 sq. metres

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