



17 KINITHS WAY  
B62 9HJ

**Taylor's**

# 17 KINITHS WAY HALESOWEN

*CONSIDERABLY IMPROVED  
AND EXTENDED Semi detached  
home having accommodation on  
three floors.*

Block paved drive  
With electric car charger point  
Entrance Hall

With modern style composite entrance door, wood flooring, stairs off  
Lounge

17' 2" into bay x 9' 10" (5.23m x 2.99m)

Having ceiling lighting, double glazed bay window, ceiling cornicing and double doors to the dining room

Dining Room

15' 5" x 11' 0" (4.70m x 3.35m)

Having double glazed double doors to the garden, wood flooring  
Cloakroom

With WC and handbasin

Spacious Kitchen

17' 7" x 10' 7" (5.36m x 3.22m)

Having comprehensive range of units with inset sink, integral dishwasher, wide 5 ring Kenwood cooker, cooker hood, large range of wall cupboards, recess for washer and double glazed double doors to the garden.

First Floor Landing

Bedroom 1

13' 9" into bay x 9' 8" into wardrobes (4.19m x 2.94m)

Having a good range of attractive fitted wardrobes and drawers, bed head and bed side drawers

Bedroom 2

11' 3" x 7' 3" (3.43m x 2.21m)

With walk in wardrobe

Bedroom 3

18' 1" max x 8' 0" max (5.51m x 2.44m)

A split level bedroom with initial study or dressing area with fitted furniture and steps down to bed area with fitted cupboards and ceiling lighting

Family Bathroom

7' 6" x 5' 4" (2.28m x 1.62m)

Having ceiling lighting, tiling to the floor and ceiling, panel bath with shower above, WC and handbasin

Second floor Bedroom 4

10' 8" max x 13' 2" max (3.25m x 4.01m)

Being L shaped with loft space and built in wardrobe.

Integral Store or small garage for motorbike

Rear Garden

A lovely feature having patio with external lighting, power and tap, side entrance. Purpose built Hot Tub with canopy above, bar and decked area, shaped lawns with sitting areas and attractive borders

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.



**CONSIDERABLY IMPROVED AND EXTENDED** Semi detached home having accommodation on three floors. Situated at the head of the CUL DE SAC and having a **LOVELY REAR GARDEN** with **FEATURE COVERED HOT TUB**. With gas radiator heating ,PVC double glazing and block paved drive **INTERNAL INSPECTION ESSENTIAL** - Hall, Lounge, Good size Dining Room, Cloakroom with WC, Lovely Large Kitchen with wide cooker, Three first floor Bedrooms, Super Bathroom, Additional second floor Bedroom/Office. Good size integral store. All main services connected. Broadband/mobile coverage://[checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band B. EPC D **Construction Walls -Brick, roof mainly tiled, part flat**

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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metron CSD24



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