



40 NARROW LANE  
B62 9NQ

**Taylors**



# 40 NARROW LANE- HALESOWEN

*An attractive, well presented,  
three bedroom detached home.*

## Lounge

19' 6" x 11' 7" (5.94m x 3.53m)

## Dining Room

11' 8" x 10' 3" (3.55m x 3.12m)

## Kitchen

14' 4" x 6' 5" (4.37m x 1.95m)

## Bedroom 1

15' 0" x 11' 7" (4.57m x 3.53m)

## Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m)

## Bedroom 3

8' 5" x 7' 7" (2.56m x 2.31m)



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.



An attractive, well presented, three bedroom detached home on this prominent corner position, with gas central heating and double glazing, comprising welcoming hall, delightful lounge, dining room, superb re fitted kitchen, three good size bedrooms, house bathroom, garage and pleasant rear garden. Construction - Brick built with tiled roof. Broadband/Mobile coverage-

[//checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage).

**EPC E**

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>		
(39-54)	<b>E</b>	42	
(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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# Taylor's

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