



35 AVON ROAD  
HALESOWEN

**Taylors**

# 35 AVON ROAD HALESOWEN

*A DELIGHTFULLY LOOKED AFTER,  
IMPROVED and DECEPTIVELY SPA-  
CIOUS HOME.*

## Entrance Hall

With Composite and double glazed entrance door, stairs off with cupboard beneath

## Cloakroom

Having handbasin and WC, tiling to walls and floor. Store Cupboard off

## Living Room

20' 11" x 10' 11" (6.37m x 3.32m)

Having double glazed front bow window, attractive fireplace with electric fire

## Fitted Kitchen

10' 10" x 9' 10" (3.30m x 2.99m)

Having good range of units with white fronts, integral oven, grill and hob, integral fridge and freezer, recess with washer, floor cupboards, breakfast bar and matching wall cupboards.

## First Floor Landing

Having Cupboard with Worcester boiler and further Cupboard

## Bedroom 1

12' 2" max x 11' 10" (3.71m x 3.60m)

Having built in wardrobe and two further double wardrobes

## Bedroom 2

13' 7" into recess x 8' 10" (4.14m x 2.69m)

## Bedroom 3

9' 10" x 8' 6" into recess (2.99m x 2.59m)

## Bathroom

10' 2" x 4' 7" (3.10m x 1.40m)

Having panel bath with Triton shower above, handbasin and WC, tiled floor

## Rear Garden

With patio, artificial lawn, rear gate and Brick Store



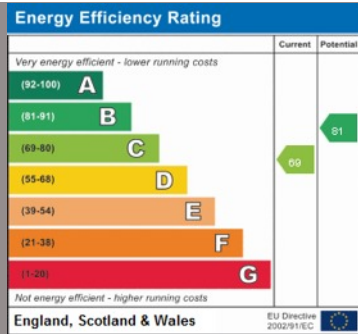
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

**A DELIGHTFULLY  
LOOKED AFTER, IM-  
PROVED and DECEP-  
TIVELY SPACIOUS  
HOME** requiring early in-  
spection. With **NO UP-  
WARD CHAIN**, Gas  
Radiator Heating and Dou-  
ble Glazing - Attractive  
Hall, Refitted Cloakroom  
with WC, Spacious through  
Living Room with space for  
table, Lovely **KITCHEN**  
with **INTEGRAL APPLI-  
ANCES**, **THREE BED-  
ROOMS**, Good size  
**Bathroom**, Laid out Garden.

**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.





Agents contact details:  
 19 - 21 HAGLEY ROAD,  
 HALESOWEN  
 B63 4PU  
 T. 0121 550 3978  
 e. halesowen@taylorsestateagents.co.uk

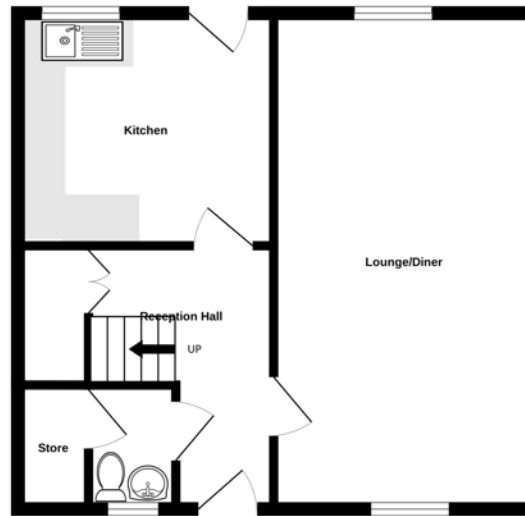
www.taylorsestateagents.co.uk

# Taylor's

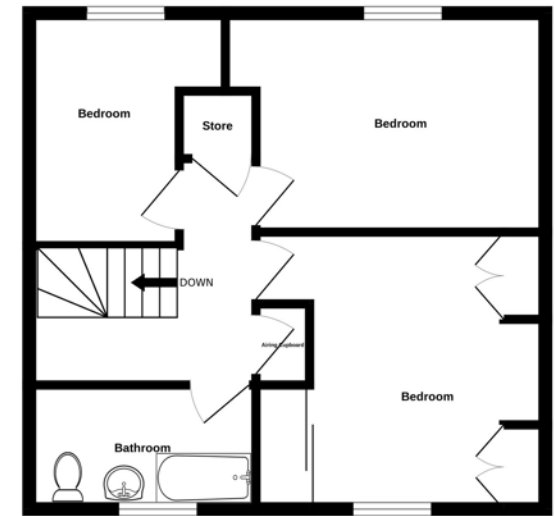
Copyright 2015 | Taylor's Estate Agents and Surveyors Limited  
 Printed by www.stewartdigital.co.uk

Offices at:  
**KINGSWINFORM HALESOWEN**  
**STOURBRIDGE BRIERLEY HILL SEDGLEY**

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023

**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 affect 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 C . COUNCIL TAX BAND A.** 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. Taylor's 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.** Taylor's 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 Taylor's 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 regulations have been granted or applied for, nor do Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - FOR GUIDE PURPOSES ONLY:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylor's Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).