



23 FOXHUNT ROAD
HALESOWEN

Taylors

23 FOXHUNT ROAD HALE-SOWEN

Situated in a convenient established area and offered for sale with NO UPWARD CHAIN.

Block paved drive
Double glazed porch
Hall

Living Room
23' 9" x 12' 6" narrowing to 9' 5" (7.23m x 3.81m)
With double glazed front and rear windows

Kitchen
11' 4" x 9' 0" (3.45m x 2.74m)
With floor and wall cupboards. Pantry off

Conservatory
9' 4" x 7' 7" (2.84m x 2.31m)
With double glazed windows and door to the garden

First Floor Landing

Bedroom 1
12' 5" x 12' 5" (3.78m x 3.78m)

Bedroom 2
12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom 3
8' 4" x 6' 1" (2.54m x 1.85m)

Shower Room
8' 1" x 6' 2" (2.46m x 1.88m)
With large walk in shower cubicle, hand basin and WC. Built in cupboard

Garage
24' 7" x 10' 0" narrowing to 6' 3" (7.49m x 3.05m)

With sink, plumbing for washer, front pvc pedestrian door and up and over door, double glazed door to the garden

Rear Garden

With sunny aspect, patio, lawn, borders and shaded areas

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.



Situated in a convenient established area and offered for sale with **NO UPWARD CHAIN**, a **THREE BEDROOM SEMI DETACHED** with gas radiator heating, PVC double glazing, **LARGE SINGLE GARAGE** and **REAR GARDEN WITH SUNNY ASPECT** -good size block paved drive, Double glazed Porch, Hall, Spacious through Living Room with Dining Area, Kitchen, Conservatory, Upstairs Shower Room with large shower. All main services connected.

Broadband/mobile coverage://checker.ofcom.org.uk/en-gb/broadband coverage.

Council Tax band B. EPC- .
House construction - walls brick, tiled roof

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		66
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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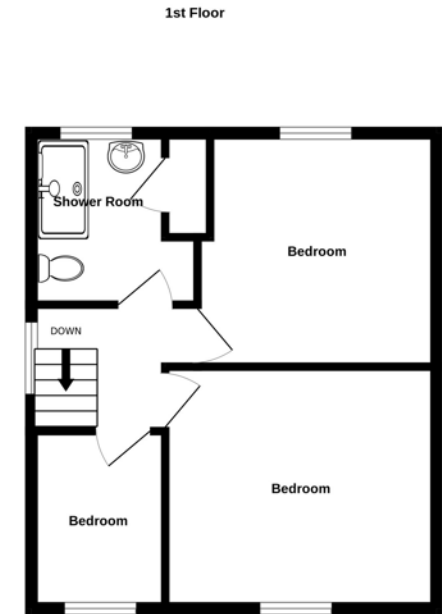
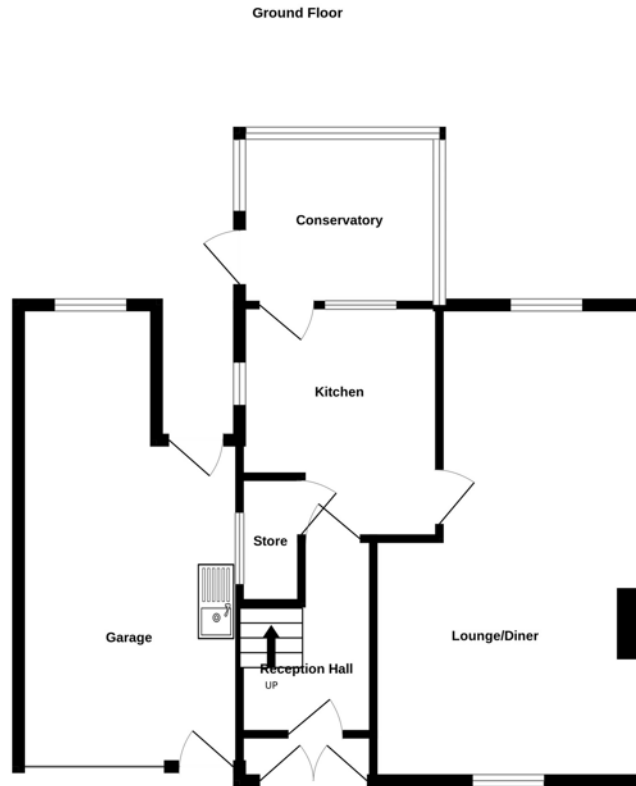
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Offices at:

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