



61 FRANKLEY AVENUE
B62 0DX

Taylors

61 FRANKLEY AVENUE HALESOWEN

*A superb, well presented, three bedroom
semi detached home.*

Lounge/Diner

26' 10" x 11' 0" (8.17m x 3.35m)

Conservatory

16' 0" x 12' 0" (4.87m x 3.65m)

Kitchen

15' 0" x 8' 0" (4.57m x 2.44m)

Utility room

12' 6" x 7' 5" (3.81m x 2.26m)

Bedroom 1

14' 0" x 11' 0" (4.26m x 3.35m)

Bedroom 2

14' 0" x 10' 5" (4.26m x 3.17m)

Bedroom 3

7' 0" x 6' 2" (2.13m x 1.88m)



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 superb, well presented, three bedroom semi detached home in this sought after location, having gas central heating and double glazing, comprising; welcoming hall, delightful through lounge with dining area, spacious conservatory, fitted kitchen, utility, cloakroom with W.C. three bedrooms, attractive house bathroom, garage and good size rear garden. NO UPWARD CHAIN. 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	83
(69-80) C	
(55-68) D	67
(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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Offices at:

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Measurements are approximate. Not to scale. Illustrative purposes only
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