



14 WESTDEAN CLOSE
B62 8UA

Taylors

14 WESTDEAN CLOSE HALESOWEN

Delightfully located towards the head of a cul de sac on the popular Abbeyfields.

Hall

Having PVC double glazed entrance door and window. Cloaks cupboard off

Lounge

14' 7" x 13' 3" (4.44m x 4.04m)

With front double glazed bow window, attractive fireplace with gas fire.

Double opening doors to the Dining Room

Dining Room

13' 9" x 8' 5" (4.19m x 2.56m)

With double glazed door and windows to the garden

Attractive Kitchen

10' 10" x 7' 5" plus door recess (3.30m x 2.26m)

Having white fascias, integral oven, hob, cooker hood and fridge, floor cupboards and drawers, matching wall cupboards with under-lighting. Shelved Store Cupboard off

Landing

Built in Store Cupboard

Bedroom 1

13' 11" x 10' 1" (4.24m x 3.07m)

Having double glazed front window with views of Clent. Good range of fitted furniture with bed recess, drawers either side, cupboards above and adjoining wardrobes

Bedroom 2

11' 7" x 10' 0" max (3.53m x 3.05m)

With range of wardrobes

Bedroom 3

9' 1" x 7' 0" (2.77m x 2.13m)

Lovely Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Having tiling to walls and floor, panel bath with shower and side screen, hand basin and WC in unit with cupboards, ladder style radiator

Long Garage with Utility Area

33' 6" x 8' 1" (10.20m x 2.46m)

With tap, plumbing for washer, power, Worcester boiler and door to the garden

Rear Garden

Having patio extending to a wide side area. Two lawns and borders.

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Delightfully located towards the head of a cul de sac on the popular Abbeyfields. A super home requiring internal inspection. With gas radiator heating, double glazing and block paved drive -Hall, Delightful front Lounge, Dining Room, Attractive Kitchen with oven, hob and integral fridge, Three Bedrooms,[bed one with fitted furniture], Super Bathroom, Long Garage with Utility Area.

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(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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