



8 HOLLYBANK GROVE  
B63 1BT

**Taylors**

# 8 HOLLYBANK GROVE HALESOWEN

*A BEAUTIFULLY PRESENTED  
THREE BEDROOM Home.*

Entrance Porch  
Hall

Living Area  
26' 7" x 12' 0" (8.10m x 3.65m)

Kitchen area  
10' 6" x 7' 11" (3.20m x 2.41m)

Utility room  
6' 9" x 4' 3" (2.06m x 1.29m)

Cloakroom with w.c  
4' 2" x 3' 0" (1.27m x 0.91m)

First Floor Landing

Bedroom One  
13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom Two  
12' 2" x 12' 0" (3.71m x 3.65m)

Bedroom Three  
8' 11" x 7' 11" (2.72m x 2.41m)

Family Bathroom  
9' 9" max x 7' 9" (2.97m x 2.36m)

Garage

29' 1" x 7' 8" (8.86m x 2.34m)

Rear garden

Off road parking

Please note

The vendor of this property is an Employee of  
Taylors Estate Agents

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 BEAUTIFULLY PRESENTED THREE BEDROOM Home, situated in this POPULAR cul de sac convenient for Local Schools. With a TANDEM Length garage, Majority double glazing and gas central heating, comprising; Porch, Hall, Open plan living kitchen diner, Utility room, Cloakroom with w.c, First floor landing, Three bedrooms and Bathroom with Shower. Outside with Garage, Block paved drive and Rear garden. EPC DA11 main services are connected. Construction - Brick built with tiled roof and part flat  
Broadband/Mobile coverage:  
[//checker.ofcom.org/en-gb/broadband-coverage](http://checker.ofcom.org/en-gb/broadband-coverage)

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(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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