



23 BOURNES HILL
B63 4DX

Taylors

23 BOURNES HILL HALESOWEN

*An EXTENDED THREE BEDROOM
Semi detached home.*

Entrance Porch

Hall

Cloakroom with w.c

Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)

Conservatory

19' 9" x 8' 2" (6.02m x 2.49m)

Utility room

25' 9" x 9' 7" (7.84m x 2.92m)

Living Room

20' 4" x 12' 4" (6.19m x 3.76m)

First Floor Landing

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Bedroom Two

12' 3" x 9' 0" (3.73m x 2.74m)

Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m)

Family Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)

Block paved frontage

Rear Garden



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.

An EXTENDED THREE BED-ROOM Semi detached home, WELL PRESENTED Throughout with NO UPWARD CHAIN, double glazing and gas central heating. Situated on this popular road convenient for local amenities and transport links. Comprising; Porch, Hall, Cloakroom with w.c, Living room, Kitchen, Conservatory, Utility, First floor landing, Three bedrooms and Shower room. Outside with Rear garden and Block paved drive. EPC Construction - Brick built with tiled roof and Part flat. Conservatory with Poly carbonate roof. Broadband/Mobile coverage: [//checker.ofcom.org/en-gb/broadband-coverage](http://checker.ofcom.org/en-gb/broadband-coverage). All main services are connected

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	91	94
(69-80)	C		
(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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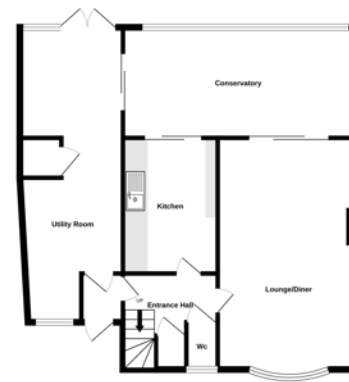
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Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY



Ground Floor



1st floor



Measurements are approximate. See to scale. Intended for guidance only.
 Not for construction.

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