



WEYLAND, 348 HALESOWEN ROAD
B64 7JT

Taylor's

WEYLAND, 348 HALESOWEN ROAD CRADLEY HEATH

A SUPERB DETACHED HOME with many character features.

Entrance Hall with Snug area

11' 10" max x 11' 6" max (3.60m x 3.50m)

L shaped and having oak flooring staircase with cupboard beneath, feature ornamental fireplace. Cloakstore

Dining Room

15' 3" into bay x 12' 0" (4.64m x 3.65m)

Having period style fireplace with open fire

Lounge

16' 9" max x 12' 0" (5.10m x 3.65m)

Having PVC double glazed bay with door to garden, attractive fireplace with tiled inset and gas fire

Kitchen

16' 8" x 14' 8" max into recess (5.08m x 4.47m)

Having central island with granite worksurfacing. Rangemaster double width cooker, Belfast style sink, range of floor cupboards with distressed look doors, integral dishwasher and fridge. SHELVED PANTRY

Utility room

11' 0" x 5' 4" (3.35m x 1.62m)

With recesses for washer and dryer

Cloakroom

Having low level WC and handbasin. Viessman c.h. boiler

Lovely Landing

Having feature single glazed leaded and stained glass window. Access to loft with ladder

Bedroom 1

22' 4" x 8' 8" (6.80m x 2.64m)

With walk in wardrobe and double doors to the BALCONY over looking the garden

Ensuite Shower Room

8' 9" x 6' 7" max (2.66m x 2.01m)

Having shower cubicle, handbasin with cupboards beneath and WC

Bedroom 2

14' 2" x 11' 11" into wardrobes (4.31m x 3.63m)

With two double built in wardrobes

Bedroom 3

12' 0" x 10' 9" (3.65m x 3.27m)

Bedroom 4

10' 10" x 7' 2" (3.30m x 2.18m)

Family Bathroom

10' 7" max x 10' 6" max (3.22m x 3.20m)

With whirlpool bath, handbasin cupboards beneath, WC, large shower cubicle with overhead and hand held showers

Two Car Carport

29' 0" x 9' 0" (8.83m x 2.74m)

With electric front door, lighting and rear gates

Garage

Rear Garden

An outstanding feature, established and laid out and having a rear entertaining area with large decked area and with Summerhouse/Bar 13'8" x 9'10" with lighting and table area

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 SUPERB DETACHED HOME with many character features, and having AN OUTSTANDING GOOD SIZE REAR GARDEN with SPLENDID REAR ENTERTAINING AREA.

Requiring internal inspection, having Gas central heating, majority PVC double glazing, NEW ROOF and NO UPWARD CHAIN. includes Lovely Hall with Snug area off, well proportioned Dining Room, delightful Rear Lounge outlooking to garden, good size Kitchen with granite work-surfacing, Rangemaster cooker and island. Utility, Cloakroom with WC. Lovely Landing with feature stained glass window. FOUR GOOD BEDROOMS [Bedroom One with walk in wardrobe, ENSUITE and BALCONY]. Super large Bathroom with walk in shower. Long Carport and Garage. All main services connected. Tenure- freehold. Council tax band E, EPC- E. Broadband/Mobile

coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Long term flood risk-surface water low, rivers very low. Construction, walls brick, newly tiled roof.

MISREPRESENTATION ACT 1967

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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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