



EASTCROFT 36 GRANGE ROAD
B63 3EQ

Taylor's

EASTCROFT 36 GRANGE ROAD HALESOWEN

*A bay fronted traditional
DETACHED HOME.*

Hall

With original wood flooring

Lined Cellar

7' 10" x 7' 0" (2.39m x 2.13m)

With power points and electric heater

Cloakroom

With WC

Dining Room

14' 2" into bay x 11' 1" (4.31m x 3.38m)

Fireplace with victorian style tiled inset and gas fire

Lounge

19' 7" into drs x 11' 0" (5.96m x 3.35m)

Having attractive fireplace with cast iron inset and gas fire

Superb Kitchen

19' 5" max x 8' 3" max (5.91m x 2.51m)

Having light sage fronts and quartz work surfacing, integral dishwasher, recess with cooker and cooker hood above, floor cupboards, matching wall display with underlighting, recess for american style fridge, pull out larder unit

Double glazed Conservatory

11' 1" x 9' 10" (3.38m x 2.99m)

With glass roof and double doors to the garden

Fitted utility Area

16' 7" x 7' 6" plus dr recess (5.05m x 2.28m)

Having good range of units and with cupboards for washer and dryer

Ground floor extension

Comprising

Bedroom/ Living Space

16' 4" into dr recess x 15' 6" (4.97m x 4.72m)

having double doors to the garden

Wet Room

11' 11" x 8' 5" (3.63m x 2.56m)

With shower area, WC and handbasin

Hallway

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

First Floor Landing

Having staircase with feature PVC double glazed window. Loft access with ladder

Bedroom 1

14' 9" into bay x 11' 1" (4.49m x 3.38m)

Bedroom 2

13' 11" x 11' 1" (4.24m x 3.38m)

With range of fitted wardrobes with internal drawers and hanging facilities

Bedroom 3

9' 5" into wardrobes x 8' 4" (2.87m x 2.54m)

With built in wardrobes

Shower Room

8' 2" x 5' 7" (2.49m x 1.70m)

Having large shower cubicle. WC and handbasin with cupboards beneath, electric under floor heating

Separate Toilet

Outside

Side Courtyard with access both to the main house and extension

Rear Garden

Patio with arbor, lawn, Shed and greenhouse



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 bay fronted traditional DETACHED HOME with large extension to provide GROUND FLOOR ACCOMMODATION FOR DEPENDANT PERSON. Requiring internal inspection, having gas radiator heating, PVC double glazing and drive parking for several cars - Hall, lined useful Cellar, Cloakroom with WC, Dining Room, Lounge, LOVELY KITCHEN with quartz worksurfacing, Double glazed Conservatory , Large fitted Utility area, Extension comprising- Large Bedroom/ Living Space, Very spacious Wet Room, Kitchen, Upstairs THREE BEDROOMS, Excellent Shower Room, Separate Toilet, Pleasant Rear garden. All main services connected. Broadband/Mobile coverage://checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band D. EPC C Construction, walls brick, pitched tiled roof, flat felt to extension

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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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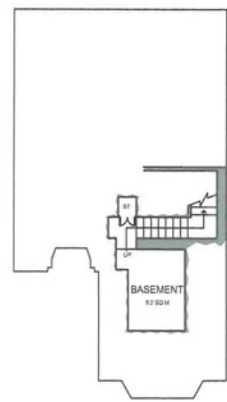
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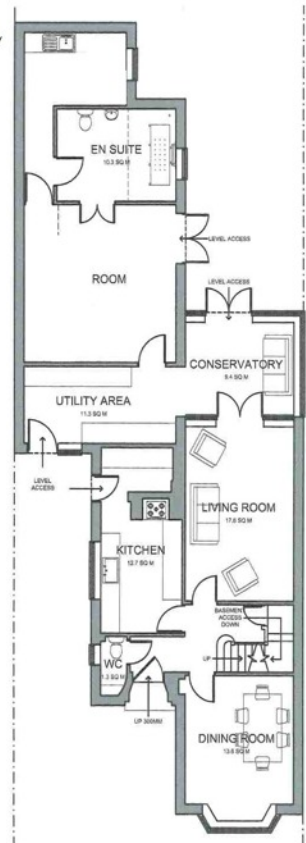
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BASEMENT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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