



297 SPIES LANE
B62 9BN

Taylors

297 SPIES LANE HALESOWEN

A super traditional style most fashionably improved and presented semi detached home in this established convenient established location.

Entrance Porch
Hall

With tiled floor
Front Lounge

13' 4" into bay x 10' 4" (4.06m x 3.15m)

Having double glazed bay window with shutters, fireplace with electric log burner style fire

Most attractive Kitchen

10' 9" x 6' 2" (3.27m x 1.88m)

Fitted in sage grey and having porcelain sink, integral fridge, resin worksurfacing, floor cupboards and matching wall cupboards.

Dining Room

14' 2" x 10' 5" (4.31m x 3.17m)

Having double glazed doors to the garden, and a range of units to match the kitchen including pantry style cupboard with internal shelving

First Floor Landing

Bedroom 1

14' 11" into bay x 10' 6" into wardrobes (4.54m x 3.20m)

With range of fitted wardrobes

Bedroom 2

12' 9" x 10' 5" (3.88m x 3.17m)

Bedroom 3

9' 7" x 6' 1" (2.92m x 1.85m)

Shower Room

7' 9" x 6' 2" (2.36m x 1.88m)

With large walk in shower with both overhead and hand held showers, hand basin with cupboards beneath, WC, vertical radiator

Super laid out garden

Having patio, path dividing lawns, further sitting area with pergola above

Toilet with auto light

Utility Room

15' 4" x 4' 4" (4.67m x 1.32m)

Large Garage

16' 2" x 14' 0" (4.92m x 4.26m)



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A super traditional style most fashionably improved and presented semi detached home in this established convenient established location. Having good size drive parking a LARGE GARAGE AT REAR. Requiring internal inspection, having gas central heating and PVC double glazing - Good size Porch, Attractive Hall, Front Lounge, rear Dining Room, Fitted Kitchen with resin worksurfacing, THREE BEDROOMS - bed One with fitted furniture, Super Shower Room with large shower, Lovely laid out Garden, Good size Utility All main service connected.

Broadband/mobile coverage:

[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Tenure Freehold. Council Tax Band C. EPC- D.

Construction- wall rendered, part attractively pvc clad, pitched slated roof
Long term flood risk - very low

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents contact details:
 19 - 21 HAGLEY ROAD,
 HALESOWEN
 B63 4PU
 T. 0121 550 3978
 e. halesowen@taylor-estateagents.co.uk

www.taylor-estateagents.co.uk



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