



42 MANOR LANE
B62 8QB

Taylors

42 MANOR LANE HALESOWEN

*An LOVELY, IMPROVED and EX-
TENDED traditional semi detached.*

Arched double glazed Porch

Hall

With engineered wood flooring, Cloakstore

Office

8' 7" x 7' 5" (2.61m x 2.26m)

Front Dining Room

15' 1" into bay x 13' 1" (4.59m x 3.98m)

With engineered wood flooring, fireplace with gas fire
Lounge

15' 9" into bay x 11' 7" into cupboards (4.80m x 3.53m)

With double glazed bay having double doors to the garden, range of
fitted cupboards

L shaped Living Kitchen

16' 3" max x 16' 0" (4.95m x 4.87m)

Having fashionably fitted kitchen area with integral dishwasher, 5
ring gas hob, cooker hood above, wine cooler, double oven and grill,
wall cupboards with underlighting. Living area with door and win-
dow to the garden

Utility room

Cloakroom

With WC and handbasin

Landing

With roof access with ladder

Bedroom 1

15' 9" into bay x 12' 3" into wardrobes (4.80m x 3.73m)

Having good range of fitted furniture, over pelmet lighting

Bedroom 2

12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom 3

8' 0" x 7' 4" (2.44m x 2.23m)

Family Bathroom

8' 11" x 6' 4" (2.72m x 1.93m)

having P shaped panel bath with shower above, WC, handbasin, til-
ing to walls, Cupboard with c.h. boiler

Rear Garden

A lovely feature with large patio with two sitting areas, tap, shaped
lawn, further rear patio, Large Shed

SUMMERHOUSE 14'11" X 9' with external sitting area with over-
lighting, double glazed windows and door with blinds, air condi-
tioning unit



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An LOVELY, IMPROVED and EX-
TENDED traditional semi detached
in a convenient position in LAPAL.
Requiring inspection and having
good size block paved drive, gas radi-
ator heating, PVC double glazing and
an OUTSTANDING REAR GARDEN
with SUPERB
SUMMERHOUSE/HOBBY FACILITY
with power and air conditioning unit.
Double glazed Porch, Hall, OFFICE/
occasional Bedroom, excellent front
Reception Room, Rear Lounge, FAN-
TASTIC REAR EXTENDED DINING
KITCHEN with integral appliances,
Utility, Cloakroom with WC, Three
upstairs Bedrooms, attractive Bath-
room. All main services connected.
Broadband/Mobile
coverage://checker.ofcom.org.uk/en-
gb/broadband-coverage. Council Tax
band D. EPC C
Constuction walls rendered, 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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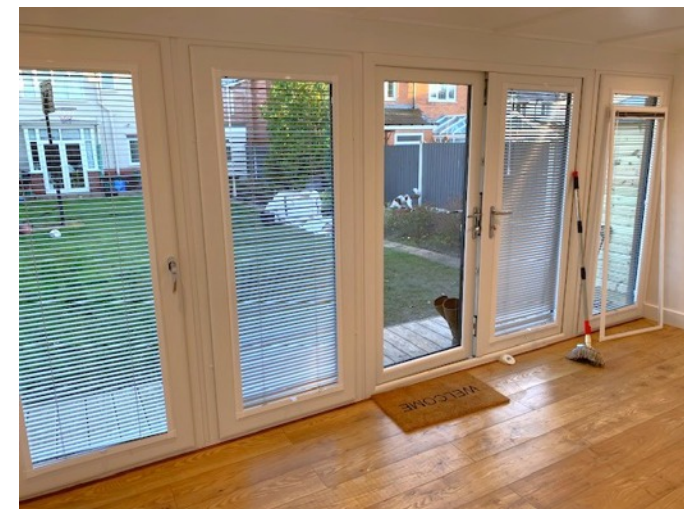
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