



82 GARLAND CRESCENT
B62 9NH

Taylors

82 GARLAND CRESCENT HALESOWEN

An EXTENDED AND LOOKED AFTER TRADITIONAL DETACHED IN THIS MOST RESPECTED ADDRESS.

Front garden
With good size block paved drive
Lovely Hall
With composite and double glazed entrance door
Walk through Lobby
Cloakstore off
Shower Room
6' 11" x 6' 5" (2.11m x 1.95m)
With shower cubicle, hand basin with drawers beneath, WC, tiling to walls
Front Dining Room
14' 9" into bay x 13' 1" (4.49m x 3.98m)
Wide PVC double glazed bay window, fireplace with gas fire
Rear Lounge
17' 9" x 11' 10" (5.41m x 3.60m)
Having attractive fireplace with gas fire, double glazed sliding doors looking out delightfully to the garden
Fitted kitchen
13' 11" x 7' 11" (4.24m x 2.41m)
Having marble worksurfacing, good range of floor and wall cupboards, inset twin bowl sink, integral double oven and grill, touch control hob with cooker hood above,
Breakfast Room
13' 3" max x 8' 6" into recess (4.04m x 2.59m)
Having pvc double opening double glazed doors to the garden
Vestibule
With double glazed door and window to the garden
Office/Playroom
12' 7" max x 8' 1" (3.83m x 2.46m)
Having again pvc double glazed doors to the garden
Utility room
8' 2" x 5' 8" max (2.49m x 1.73m)
With one and a half bowl sink, floor and wall cupboards
L shaped Large Store
With front garage doors, tap and lighting
Stairs
With quarter landing and double glazed window
Landing
Having access to loft with ladder
Spacious Bathroom
9' 1" x 7' 10" (2.77m x 2.39m)
Having wide shower cubicle with both overhead and hand held showers, handbasin with drawers beneath and WC, tiling to walls and floor, verticle radiator
Bedroom 1
15' 4" into bay x 9' 9" plus wardrobes (4.67m x 2.97m)
Having wide double glazed front bay window with fitted drawers beneath, full length range of fitted furniture
Bedroom 2
12' 4" x 9' 5" plus wardrobes (3.76m x 2.87m)
Having double glazed window overlooking the garden, full length range of fitted furniture
Bedroom 3
8' 6" into recess x 8' 0" (2.59m x 2.44m)
With fitted shelved cupboard
Rear Garden
An exception rear garden with sunny aspect, having wide patio, good size lawn, shaled gardens with raised borders, Further rear lawn, shed and greenhouse

These particulars are intended only as a guide and must no 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.

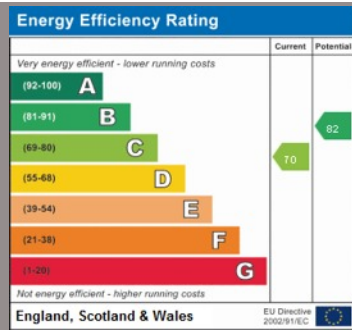


An EXTENDED AND LOOKED AFTER TRADITIONAL DETACHED IN THIS MOST RESPECTED ADDRESS. Having a SUPERB REAR GARDEN and requiring internal inspection with well proportioned rooms, gas radiator heating and PVC double glazing- Lovely Hall, Shower Room with WC, Large Front Dining Room, Spacious Rear Lounge, Lovely Fitted Kitchen with oven and hob, Breakfast Room, Study/Playroom, Utility, Three Bedrooms, Spacious Bathroom with separate shower cubicle, Useful Large Store/possible garage. All main services are available.

MISREPRESENTATION ACT 1967

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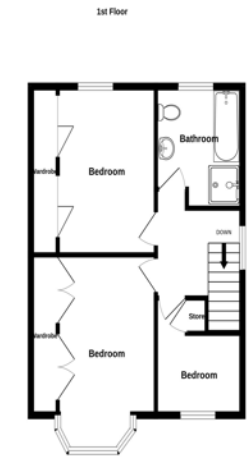
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