



2 BEECHES VIEW AVENUE  
B63 2ER

**Taylors**

# 2 BEECHES VIEW AVENUE HALESOWEN

## A SUPERB FIVE BEDROOM linked detached home.

Entrance Hall

With attractive composite double glazed entrance door.

Cloakstore

Cloakroom

With handbasin and WC, tiled floor

Lounge

18' 5" x 11' 2" (5.61m x 3.40m)

With bifolding doors to the breakfast room

Breakfast Room

9' 3" x 7' 7" (2.82m x 2.31m)

With fitted cupboards having plumbing for washer

Bedroom or additional Sitting Room

13' 9" max x 9' 7" (4.19m x 2.92m)

With PVC double glazed door and window to the garden

Wetroom

7' 1" x 6' 7" (2.16m x 2.01m)

With shower area, WC and handbasin

Double Glazed Conservatory

14' 2" x 9' 9" plus dr recess (4.31m x 2.97m)

Having fitted blinds, tiled floor with underfloor heating

Spacious L shaped Kitchen

16' 5" max x 15' 11" max (5.00m x 4.85m)

Having quartz effect work surfacing, central moveable island with breakfast area, Wide Rangemaster % ring twin oven cooker with hot plate, integral microwave, floor cupboards with plinth lighting and wall cupboards with under-lighting, fashionable cooker hood

Attractive Landing

With large built in wardrobe

Bedroom 1

14' 10" max x 10' 11" (4.52m x 3.32m)

Ensuite bathroom

7' 4" x 4' 10" (2.23m x 1.47m)

Having period style bath on legs and telephone style tap with shower handle,

handbasin with cupboards beneath, WC

Bedroom 2

9' 2" x 8' 10" (2.79m x 2.69m)

Bedroom 3

8' 11" x 8' 3" (2.72m x 2.51m)

Bedroom 4

9' 6" x 6' 8" (2.89m x 2.03m)

Shower Room

With good size shower cubicle, hand basin and WC with cupboards, tiled floor

Rear Garden

Having sunny aspect, shaped lawn and borders, SUMMERHOUSE, wide side gardens with gate and ramp access further block paved area with LARGE

SHED



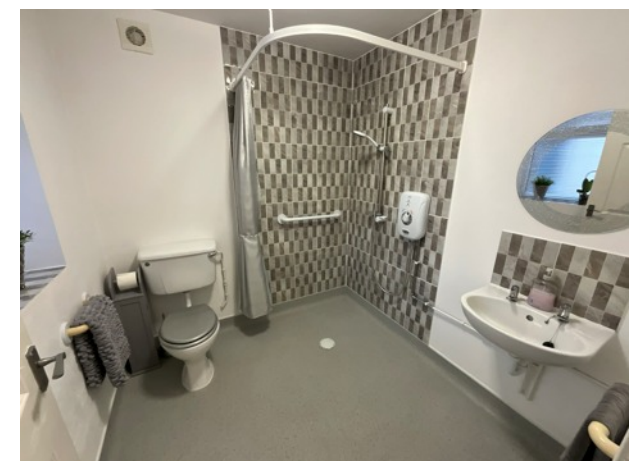
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A SUPERB FIVE BEDROOM linked detached home, successfully extended and **SPLENDIDLY PRESENTED** and includes **GROUND FLOOR EXTENSION FOR DISABLED OR DEPENDENT PERSON** having Bedroom, Wetroom, wide doors and rear ramped access. With gas central heating PVC double glazing, good corner position with drive parking for 2/3 cars, **INTERNAL INSPECTION ESSENTIAL** - Hall, Cloakroom with WC, excellent Lounge, Breakfast Room/ Playroom, Fantastic Large L shaped Kitchen with moveable island, range of integral appliances, **SUPER DOUBLE GLAZED CONSERVATORY**, Four upstairs Bedrooms, Ensuite Bathroom, Shower Room, attractive Rear Garden with Garden Summerhouse. All main services connected, Tenure Freehold, Council Tax Band D, EPC - , Broadband/Mobile coverage://[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Construction, walls brick and timber, pitched tiled 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		
69-80	C	74   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Taylor's

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Offices at:  
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 STOURBRIDGE BRIERLEY HILL SEDGLEY



Measurements are approximate. Not to scale. Boundary positions only. View on location only.



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