



BELLE VUE  
B62 8NU

**Taylors**

# BELLE VUE HALESOWEN

*A SUPERB DETACHED FAMILY HOME  
situated attractively at the head of a private  
drive.*

Double glazed Porch

Spacious Hall - 13' 10" x 8' 5" (4.21m x 2.56m)

Having lovely leaded and stained glass windows to the front. Stairs with cupboard beneath

Good size Cloakroom - 9' 3" x 8' 4" (2.82m x 2.54m)

Having WC, handbasin and large fitted cupboards

Lounge - 18' 11" into bay x 13' 3" (5.76m x 4.04m)

With fashionable circular log burner, natural wood flooring, wide front double glazed bay window, bifolding doors to the dining room

Dining Room - 14' 8" x 12' 3" (4.47m x 3.73m)

having fireplace with gas fired burner style fire

Superb Dining kitchen - 32' 7" x 13' 2" narrowing to 10' 7" (9.92m x 4.01m)

Kitchen Area

having granite work surfacing, tulip wood fronts, Falcon range style wide cooker, floor cupboards and wall cupboards with underlighting, divider unit with eating area

Dining area

With oak flooring and bifolding doors to the Orangery

Fitted Utility - 10' 9" x 7' 7" (3.27m x 2.31m)

having a comprehensive range of units including integral full size freezer, oven and microwave, sink unit, corner unit, recess for washer

Orangery - 16' 3" x 11' 10" (4.95m x 3.60m)

Having lantern roof light with surrounding ceiling lighting, tiled floor with under floor heating, corner LOGBURNER and folding and sliding doors to outside

Spacious landing with Study/Office area - 19' 10" x 7' 5" plus further area (6.04m x 2.26m)

Access to loft with ladder

Bedroom 1 - 14' 6" x 14' 3" (4.42m x 4.34m)

Dressing Room - 13' 3" x 6' 4" (4.04m x 1.93m)

Ensuite Bathroom - 11' 0" x 6' 4" (3.35m x 1.93m)

Having panel bath, Shower cubicle with both overhead and hand held showers WC and handbasin with cupboards beneath. Tiling to walls, ladder style radiator

Bedroom 2 - 14' 9" x 13' 3" (4.49m x 4.04m)

Bedroom 3 - 14' 10" x 12' 4" (4.52m x 3.76m)

Bedroom 4 - 11' 2" plus dr recess x 8' 4" (3.40m x 2.54m)

Bedroom 5 - 9' 6" x 7' 8" (2.89m x 2.34m)

Family Bathroom - 7' 5" x 7' 2" (2.26m x 2.18m)

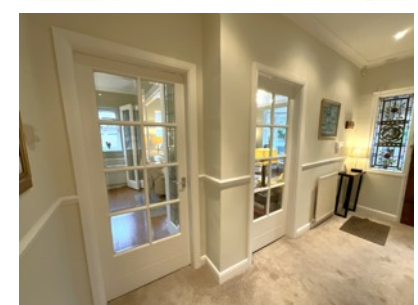
Having P shaped panel bath with both overhead and handheld showers, handbasin with cupboards beneath, WC

Garage - 18' 0" x 11' 2" (5.48m x 3.40m)

Gardens

Providing a pleasant outlook and mainly laid with lawn and rear patio

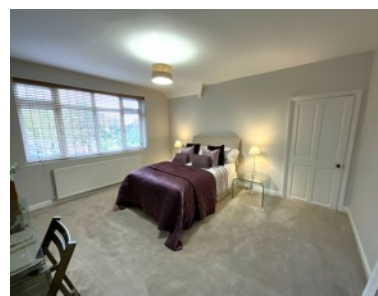
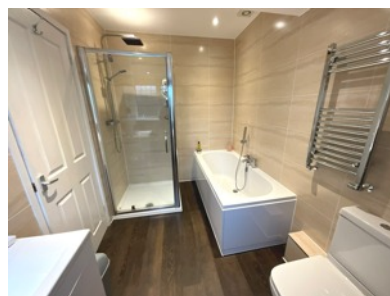
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A SUPERB DETACHED FAMILY HOME situated attractively at the head of a private drive in this VERY RESPECTED ADDRESS. Splendidly appointed and considerably enhanced with many lovely features. Having gas central heating and PVC double glazing includes - Porch, attractive Hall with feature leaded and stained windows, Cloakroom with WC, Lounge with modern log burner, Dining Room, fantastic Dining Kitchen with Range style cooker, granite worksurfacing, Comprehensively fitted Utility with integral oven microwave and freezer. SUPERB ORANGERY with log burner. Spacious Landing with Office area, FIVE BEDROOMS, [ Bedroom One with ensuite Bathroom and ensuite Dressing Room ], House Bathroom, good size Garage, Delightful mainly lawned Gardens. All main services connected, Tenure Freehold, Council Tax Band G, EPC - . Broadband/ Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Main construction brick, 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		82   B
69-80	C	69   C	
55-68	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@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

# Taylor's

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