



63 ABBEY ROAD
B63 2HF

Taylor's

63 ABBEY ROAD HALESOWEN

*A SPACIOUS semi detached home
with a BEAUTIFUL REAR GARDEN
and SUPERB WOODED OUTLOOK
BEYOND.*

Entrance Hall

Lounge

16' 1" x 12' 5" (4.90m x 3.78m)

Having attractive fireplace with marble hearth, double doors to the dining room

Dining Room

9' 8" x 8' 10" (2.94m x 2.69m)

Kitchen

10' 0" x 9' 1" into recess (3.05m x 2.77m)

With integral oven, hob and cooker hood, matching wall cupboards with underlighting. Pantry off.

Garage

14' 1" max x 10' 3" max (4.29m x 3.12m)

Utility

7' 7" x 6' 0" (2.31m x 1.83m)

Cloakroom

With WC and handbasin

Landing

Bedroom 1

12' 9" max x 11' 2" (3.88m x 3.40m)

Having a lovely outlook, built in cupboard

Bedroom 2

12' 10" max x 9' 7" (3.91m x 2.92m)

Having a similar outlook

Bedroom 3

8' 3" x 8' 1" (2.51m x 2.46m)

With built in cupboard

Bathroom

7' 8" x 5' 2" (2.34m x 1.57m)

With panel bath Triton shower above, shaped handbasin with cupboards beneath, WC, tiling to walls.

Rear Garden

A lovely feature with a pleasant outlook beyond, sunny aspect, patio with pergola, lawn with attractive borders, Shed and additional sitting area

These particulars are intended only as a guide and must not 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.



A SPACIOUS semi detached home with a BEAUTIFUL REAR GARDEN and SUPERB WOODED OUTLOOK BEYOND. Offered for sale with NO UPWARD CHAIN, part gas radiator heating, part electric and timber framed double glazed windows. Having drive to SIDE GARAGE comprises - Hall, Lounge with double doors to Dining Room, Fitted Kitchen with oven and hob, Utility and Cloakroom with WC, THREE DECENT BEDROOMS, Attractive Bathroom.

All main services connected.

Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax band B,
EPC- D

Construction main - walls brick,
tiled roof

Long term flood risk - very low

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR



1ST FLOOR



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