



14 BALMORAL CLOSE
B62 8TL

Taylors

14 BALMORAL CLOSE- HALESOWEN

*A WELL PRESENTED THREE
Bedroom detached family home.*

- Hall
- Cloakroom with w.c
6' 1" x 2' 1" (1.85m x 0.63m)
- Living Room
15' 1" x 10' 0" (4.59m x 3.05m)
- Kitchen
17' 7" x 13' 1" (5.36m x 3.98m)
- First Floor Landing
- Bedroom One
11' 7" x 9' 7" (3.53m x 2.92m)
- Bedroom Two
11' 7" x 10' 2" (3.53m x 3.10m)
- Bedroom Three
7' 6" x 6' 8" (2.28m x 2.03m)
- Family Bathroom
6' 10" x 5' 11" (2.08m x 1.80m)
- Garage
16' 1" x 8' 3" (4.90m x 2.51m)
- Rear Garden
- Off road parking



These particulars are intended only as a guide and must not be relied upon as a 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 WELL PRESENTED THREE Bedroom detached family home, situated in this FAVOURABLE Position convenient for local amenities and transport links. Having double glazing and gas central heating, comprising; Hall, Cloak-room with w/c, Living room, Kitchen, First floor landing, Three bedrooms and Bathroom. Outside with Garage, Rear garden and Off road parking. EPC

Tenure -

Freehold Broadband/Mobile coverage: [//checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band D Construction - Brick built with tiled roof Flood Risk - Surface Water - Low Risk

Rivers and Seas - Very Low Risk

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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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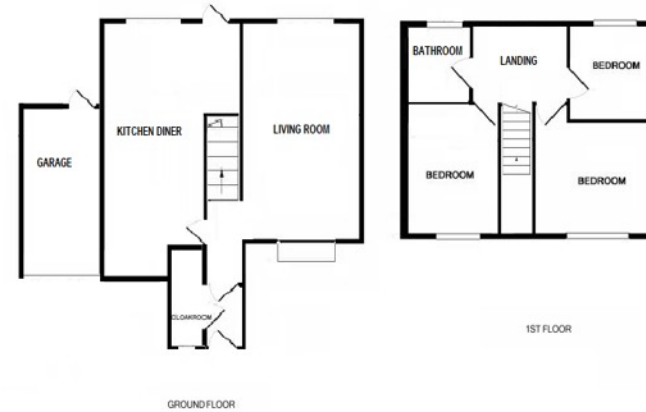
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