



106 PRINCESS CRESCENT
B63 3QG

Taylor's

106 PRINCESS CRESCENT HALESOWEN

*Good size semi detached home,
standing elevated from the road
in popular crescent.*

Hall

Cloakroom
With WC and handbasin

Lounge - 5.05m x 3.35m (16'7" x 11'0")
With double glazed double doors and window to the garden

Breakfast Kitchen - 4.75m x 2.39m (15'7" x 7'10")
With fitted table, integral oven and hob, floor and wall cupboards

Study/Dining Area - 2.9m x 2.39m (9'6" x 7'10")

Landing
Airing cupboard off. Access to loft with ladder

Bedroom One - 3.94m x 3.33m (12'11" x 10'11")

Bedroom Two - 3.91m x 2.41m (12'10" x 7'11")

Bedroom Three - 3.71m x 3.35m (12'2" x 11'0"max)
L shaped with range of built in cupboards

Bathroom - 2.39m x 1.75m (7'10" x 5'9")
Having P shaped bath with curved screen, shower above,
handbasin with cupboards beneath and WC, tiling to walls.

Garage - 5.08m x 2.95m (16'8" x 9'8"max)

Rear garden
A sloping rear garden, with tiered flower beds backing onto
trees. Side entrance with gate

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.



Good size semi detached home, standing elevated from the road in popular crescent. Having NO UPWARD CHAIN, electric heating, PVC double glazing, and views to the front. With wide drive parking and garage - Hall Cloakroom with WC, spacious Lounge, Breakfast Kitchen with fitted table, oven and hob, Dining/Study area off. THREE GOOD SIZE BEDROOMS, Attractive tile Bathroom with shower. Tiered rear garden backing onto woodland. All main services connected. Tenure Freehold. Council Tax Band C, EPC- D. Broadband/Mobile coverage: brick, tiled roof. Long term flood risk- very low

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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