



27, Taryn Drive, Darlaston
Wednesbury, WS10 8XY

***** DETACHED FAMILY HOME *** THREE GOOD SIZED BEDROOMS
*** WELL PRESENTED THROUGHOUT *** GARAGE AND DRIVEWAY
*** FRONT AND REAR GARDENS *** EARLY VIEWING ADVISED *****



This is a well presented three bedroom detached family home that must be viewed to be appreciated. Located in the highly demanded area of Darlaston within walking distance to local schools, shops, amenities, public transport links and easy access to M5/M6 corridor networks.

This spacious family home briefly comprises of; entrance hallway, lounge dining room, conservatory, garage/reception, kitchen, utility room, three good sized bedrooms, master en-suite and a family bathroom. To the front is a driveway and garden and an enclosed garden to the rear.

Call us to secure your early viewing

Tenure: Freehold

EPC: D

Council tax band: C

Entrance Hall

Kitchen 9' 10" x 8' 0" (2.99m x 2.44m)

Utility 5' 9" x 8' 6" (1.75m x 2.59m)

Garage/Reception 9' 10" x 8' 3" (2.99m x 2.51m)

Lounge 13' 8" x 20' 4" (4.16m x 6.19m)(Max)

Conservatory 12' 4" x 8' 4" (3.76m x 2.54m)

Bedroom One 11' 1" x 11' 7" (3.38m x 3.53m)

En-suite 4' 6" x 7' 9" (1.37m x 2.36m)

Bedroom Two 12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom Three 8' 6" x 8' 6" (2.59m x 2.59m)

Bathroom 7' 4" x 8' 6" (2.23m x 2.59m)





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with NetScap 02/22



96 Walsall Street
Wednesbury
WS10 9BY

0121 505 1818

greatbridge@skitts.net

