



36 WENDOVER ROAD  
B65 8LL

**Taylors**

## 36 WENDOVER ROAD ROWLEY REGIS

*A spacious, well presented,  
three bedroom semi detached  
home.*

Lounge/Diner

24' 0" x 12' 5" (7.31m x 3.78m)

Kitchen

11' 2" x 9' 0" (3.40m x 2.74m)

Bedroom 1

12' 5" x 12' 2" (3.78m x 3.71m)

Bedroom 2

12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom 3

8' 2" x 6' 2" (2.49m x 1.88m)

Large Garage

25' 0" x 11' 6" (7.61m x 3.50m)

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, well presented, three bedroom semi detached home having superb views, gas central heating and double glazing, comprising welcoming hall, delightful lounge with dining area, re fitted kitchen, three good size bedrooms, attractive house bathroom, large garage and lovely landscaped rear garden.

**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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	7.3	8.5
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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# Taylor's

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