



208 THRONE ROAD
B65 9LA

Taylor's

208 THRONE ROAD ROWLEY REGIS

*Deceptively good size THREE BED-
ROOM terraced home with NO UP-
WARD CHAIN*

Hall

PVC double glazed entrance door, stairs off and Deep

Cloakstore

Living Room

24' 3"max x 11' 10"narrowing to 10' 4" (7.39m x 3.60m)
having attractive fireplace with electric fire

Conservatory

9' 11" x 7' 10" (3.02m x 2.39m)

With double glazed windows and door to the garden

Kitchen

11' 8" x 8' 1" (3.55m x 2.46m)

With floor cupboards, gas cooker[not tested],Store

Cupboard

Rear Lobby

With double glazed door to the garden

Cloakroom

With WC

First Floor Landing

Cupboard with central heating boiler off

Bedroom 1

12' 0" x 12' 7" (3.65m x 3.83m)

Bedroom 2

12' 7"max x 12' 3" (3.83m x 3.73m)

Bedroom 3

9' 2" x 8' 3" (2.79m x 2.51m)

With built in cupboard

Wet Room

9' 9" x 5' 6" (2.97m x 1.68m)

With shower area, hand basin and WC

Rear Garden

Having Store, tap, patio, path, lawns and various
shrubs



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.

Deceptively good size **THREE BEDROOM** terraced home with **NO UPWARD CHAIN**, gas radiator central heating and PVC double glazing. Requiring internal inspection - Good size Hall, deep Cloak store, Spacious through Living Room with Dining Area, PVC double glazed Conservatory, Kitchen, Lobby, Cloakroom with WC, Three decent bedrooms, Wet Room, Gardens Front and Rear. All main services connected.

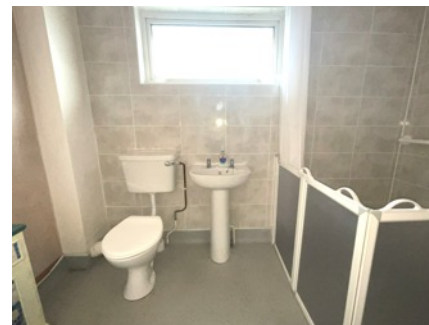
Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax A. EPC C.

Construction walls brick, part vertical tile, pitched tile roof

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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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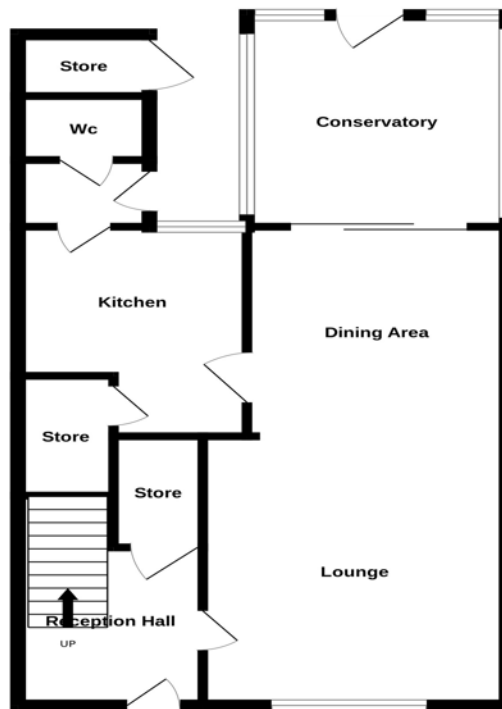


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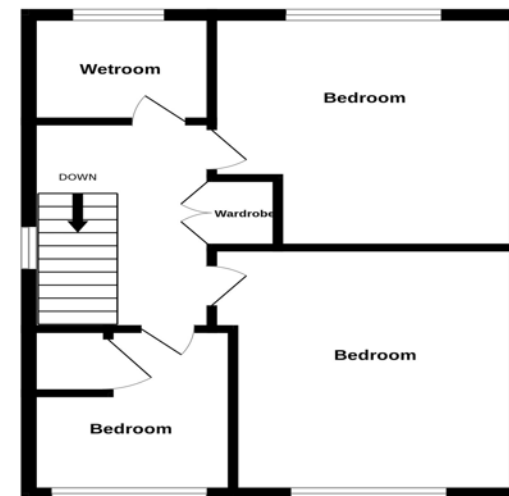
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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