



21 GORSTY HILL ROAD
B65 0HD

Taylors

21 GORSTY HILL ROAD ROWLEY REGIS

*An EXTENDED TWO Bedroom
semi detached home.*

Hall

Living diner

26' 4" max x 13' 0" max (8.02m x 3.96m)

Lobby

Kitchen

17' 3" x 7' 9" (5.25m x 2.36m)

First Floor Landing

Bedroom One

13' 1" x 11' 0" (3.98m x 3.35m)

Bedroom Two

12' 7" x 7' 3" (3.83m x 2.21m)

Shower Room

6' 3" x 5' 4" (1.90m x 1.62m)

Off road parking

Rear Garden

These particulars are intended only as a guide and must no 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.



An EXTENDED TWO Bedroom semi detached home situated on this established road, highly convenient for local amenities and transport links. Having NO UPWARD CHAIN, Double glazing (Majority Timber) and Gas central heating, comprising; Hall, Living diner, Lobby, Kitchen, First floor landing, Two bedrooms and Shower room. Outside with Rear garden and Off road parking.

EPC Tenure: Freehold.

Construction: Brick built with render and Tiled roof. Extension Brick built with PVC clad and Flat roof

Services: All services are connected

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

Council Tax Band B .

EPC D

Flood Risk Very Low

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

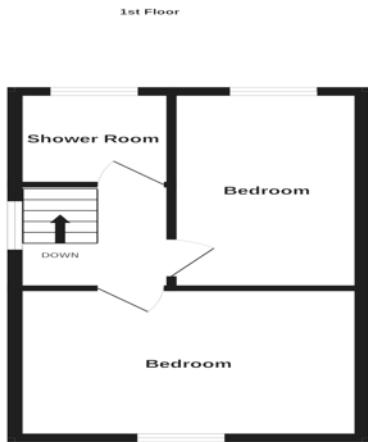
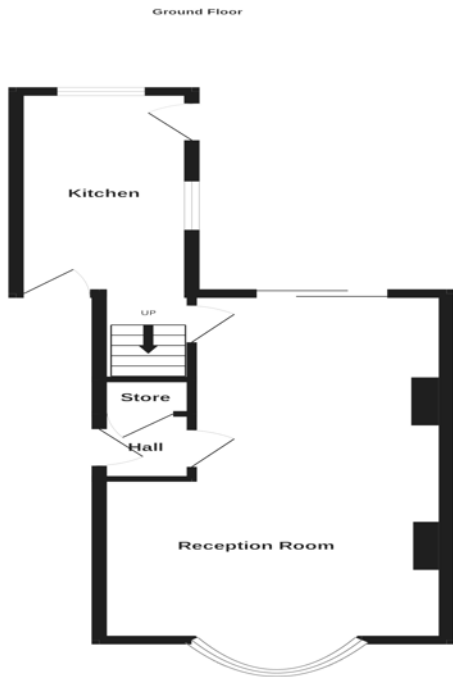
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