



Taylors

SMETHWICK, Lee Gardens

Offers In Region Of £279,950

3 1 1

- Large block paved drive
- Front Lounge
- Three bedrooms
- Side garage
- Convenient position
- Excellent size dining kitchen
- Double glazed conservatory
- Shower room with large shower
- No upward chain
- A degree of updating required



Deceptively good size semi detached on entrance to cul de sac, having excellent block paved frontage allowing PARKING FOR SEVERAL CARS. With majority gas central heating, mainly PVC double glazing and NO UPWARD CHAIN - Double glaze Porch, Hall Lounge, Large Dining Kitchen with oven and hob, Double Glazed Conservatory, THREE DECENT BEDROOMS, Shower Room with good size shower, Garage, Rear garden. All main services connected. Tenure Freehold. Council Tax Band B. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction -walls brick,tiled roof to main. Long term flood risk. Surface water-low, rivers-very low.

Double glazed Porch

Hall

Lounge - 4.17m x 4.11m (13'8" x 13'6") Having fireplace with gas fire

Large Dining Kitchen - 5.13m x 3.68m (16'10" x 12'1"max) With range of floor cupboards, cupboard for washer, wall cupboards, integral oven, hob and cooker hood. Pantry off

Double glazed Conservatory - 5.03m x 2.06m (16'6" x 6'9") With windows and doors to the garden. Toilet off

Landing

Bedroom One - 3.38m x 3.12m (11'1"into wardrobes x 10'3") **Bedroom Two** - 3.53m x 2.57m (11'7" x 8'5"plus dr recess)

Bedroom Three - 2.64m x 2.46m (8'8" x 8'1")

Shower Room - 2.16m x 1.65m (7'1" x 5'5") Having tiling to walls, large shower cubicle, WC and handbasin

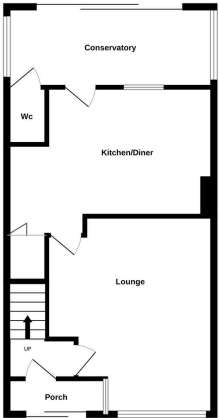
Garage - 5.79m x 3.1m (19'0" x 10'2"max)

Rear Garden With patio, lawn and borders

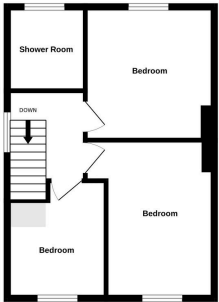




Ground Floor
570 sq.ft. (52.0 sq.m.) approx.



1st Floor
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.
Measurements are approximate. Not to scale. Not for planning purposes only.
Based on Ordnance Survey data.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.