



**LONGBOAT LANE
WORDSLEY, STOURBRIDGE DY8 4XN**

Taylor's

LONGBOAT LANE WORDSLEY DY8 4XN

VERSATILE EXTENDED SEMI-DETACHED HOME IN POPULAR WORDSLEY ADDRESS

GROUND FLOOR

ENTRANCE PORCH - 5' 0" x 3' 9" (1.52m x 1.14m)

LOUNGE - 14' 4" x 14' 3" (4.37m x 4.34m)

EXTENDED BREAKFAST KITCHEN -
19' 7" x 13' 4" (5.96m x 4.06m)

BEDROOM - 13' 7" x 8' 4" (4.14m x 2.54m)

BEDROOM - 8' 5" x 8' 0" (2.56m x 2.44m)

SHOWER ROOM - 7' 2" x 4' 9" (2.18m x 1.45m)

FIRST FLOOR

FIRST FLOOR LANDING - 6' 4" x 5' 7"
(1.93m x 1.70m)

BEDROOM - 14' 3" x 10' 9" (4.34m x 3.27m)

BEDROOM - 9' 9" x 8' 1" (2.97m x 2.46m)

BATHROOM - 6' 9" x 5' 10" (2.06m x 1.78m)

***ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS***

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.

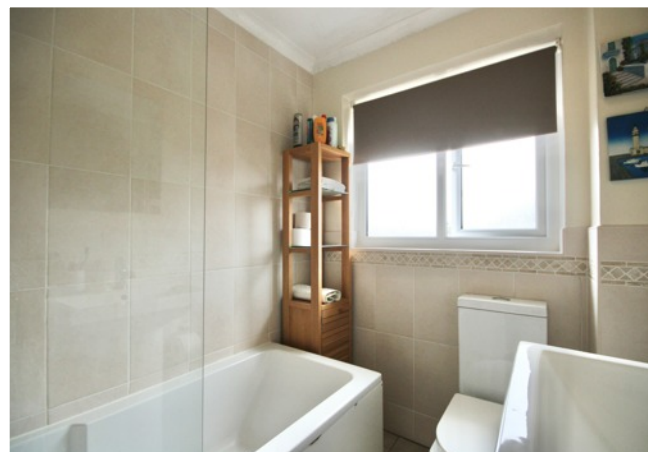


BOASTING a TRULY GENEROUS CORNER PLOT POSITION within the WELL-RENOVED and MOST POPULAR WORDSLEY ADDRESS, further CONVENIENT for SUPERB LOCAL SCHOOLING, PUBLIC TRANSPORT LINKS and access to IDYLIC CANALSIDE WALKS, stands this DECEPTIVELY SPACIOUS, EXTENDED and WELL-PLANNED FOUR BEDROOM SEMI DETACHED FAMILY HOME. With GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, this DELIGHTFULLY PLANNED ACCOMMODATION comprises in brief; Entrance porch, lounge with walk-in bay, WOW-FACTOR EXTENDED BREAKFAST KITCHEN, two good ground floor bedrooms, shower room, first floor landing, two first floor bedrooms and family bathroom. AMPLE OFF-ROAD PARKING adorns the front via a tarmac driveway, with to the rear a LOW-MAINTENANCE GARDEN SPACE ideal for entertaining and 'alfresco dining'. To arrange a viewing, do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band C. EPC D.

TASB 9203D

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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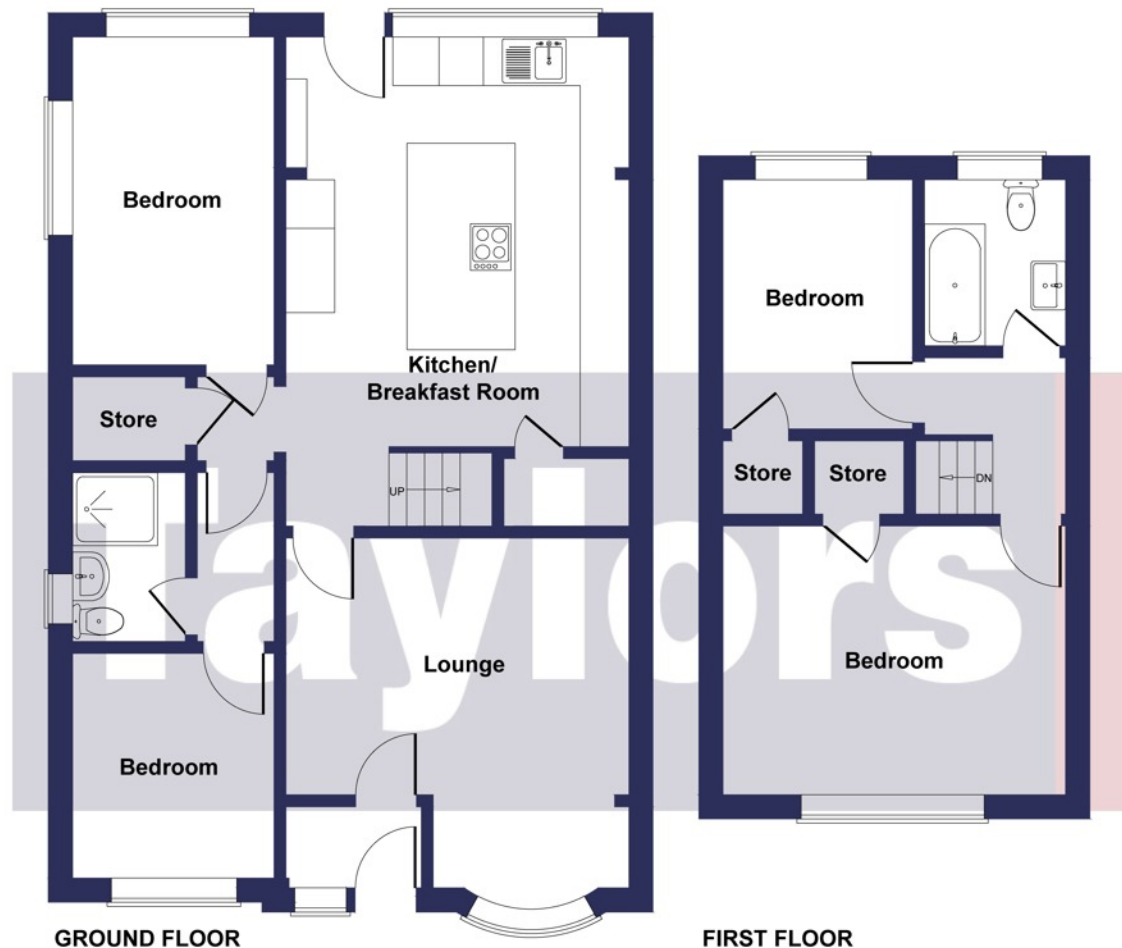
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We have offices at:

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STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR

FIRST FLOOR

IMPORTANT NOTICES AND DISCLAIMERS: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points. **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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOOR PLAN (provided for guidance only):** Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).