



Taylors

Wychbury Road, Pedmore, Stourbridge, West Midlands, DY9 9HP

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Pleasantly positioned within this established address, this well-arranged three-bedroom semi-detached home offers an excellent layout and is worthy of an internal viewing. The blend of a convenient location and tastefully appointed accommodation creates a home ideal for both first-time buyers and young families alike.

Tenure: Freehold. Construction: Non-standard construction. Commonly referred to as a Smiths-built property. A Smiths-built property refers to a house constructed using a specific non-traditional building system developed by Smith's Building System (Birmingham) Ltd (formerly British Steel Construction (Birmingham) Ltd). This property was the subject of refurbishment works in 1996 and we, the selling agents, have information regarding this, together with a Building Regulation Completion Certificate (available on request); however, we do not currently have a PRC (a certificate for the structural repair of a Pre-cast Reinforced Concrete (PRC) house), and this might hinder a potential buyer from obtaining mortgage finance.. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC D.

Reception Hall - 1.92m x 1.14m (6'3" x 3'8")

Sitting Room - 6.34m x 3.32m (20'9" x 10'10")

Kitchen - 6.34m x 2.94m (20'9" x 9'7") Measured at widest points

Landing

Bedroom One - 4.26m x 3.47m (13'11" x 11'4")

Bedroom Two - 3.47m x 2.06m (11'4" x 6'9")

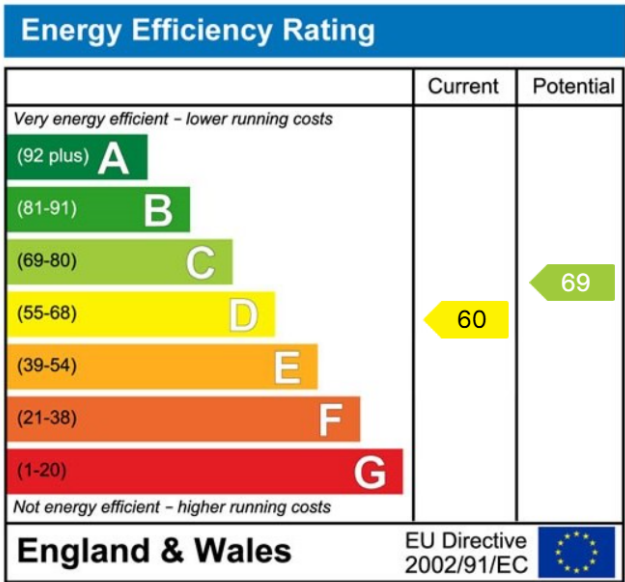
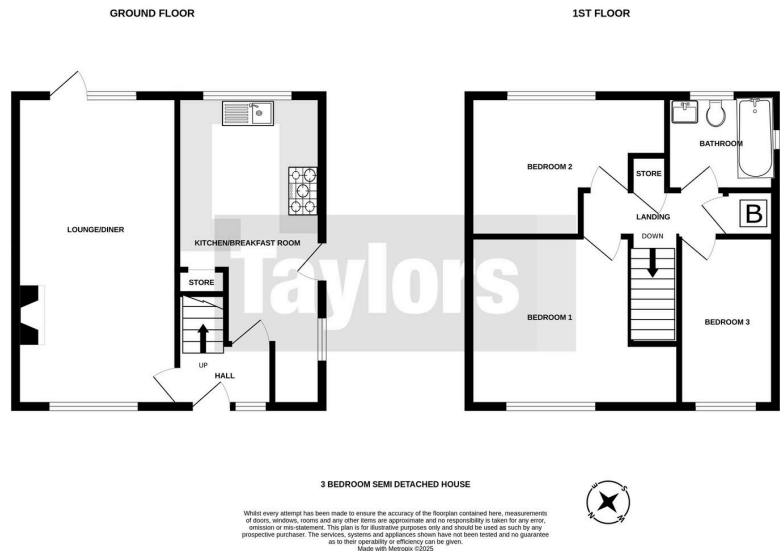
Bedroom Three - 4.05m x 2.91m (13'3" x 9'6")

Bathroom - 2.27m x 1.93m (7'5" x 6'3")





- POPULAR LOCATION
- CONVENIENT ADDRESS
- IDEALLY SUITED TO FIRST TIME BUYERS
- FULL DEPTH SITTING ROOM
- MODERN BATHROOM
- PLEASANT REAR GARDEN



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