



41 Elmwood Road,
WORDSLEY, DY8 5JL



Taylor's

41 Elmwood Road, WORDSLEY

Price: £280,000 - NO UPWARD CHAIN

Enjoying spectacular elevated views and a **LARGE REAR AND SIDE GARDEN**, this **MODERN, LINK-DETACHED BUNGALOW** is very well placed upon the fringes of the sought after Forest Lawns development and benefits from fields/countryside to the rear. The **GOOD SIZED** and **WELL PLANNED** accommodation requires updating and provides potential to further enhance the spacious layout. The accommodation includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: porch, reception hall with storage off, large lounge diner with fantastic views, kitchen, inner hall, **TWO DOUBLE BEDROOMS** and shower room. The property is gently elevation back beyond the front garden with the front/side driveway, carport, garage. There is a generous side garden which continues round to the private rear garden backing onto fields/countryside. Available for sale with **NO UPWARD CHAIN**.

THE ACCOMMODATION

ENTRANCE PORCH: Entered via a UPVC double glazed door having UPVC double glazed windows on two sides.

HALL: With **BUILT-IN STORAGE** off and doors to the kitchen and to the lounge.

LOUNGE/DINER 18' 4" x 11' 9": The impressive views may be enjoyed from the UPVC double glazed window to the front, there is radiator and feature fireplace surround.

KITCHEN 8' 6" x 7' 10": Including a sink drainer unit, recess and plumbing for washing machine, gas cooker, base and wall storage cabinets, a UPVC double glazed door and window to the side.

INNER HALL: With radiator, loft access hatch, built-in storage which houses the combination boiler.

BEDROOM ONE 11' 3" x 9' 11": With a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 9' 10" x 9' 1": With a UPVC double glazed window to the rear and radiator.

SHOWER ROOM 6' 6" x 5' 6": Including the shower cubicle, low level

GENERAL INFORMATION

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 effect 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.

TENURE

The vendors advise the property is **FREEHOLD**. 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.

COUNCIL TAX BAND C.

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.

VIEWING





flush WC, wash basin, radiator and a UPVC double glazed window to the side.

OUTSIDE

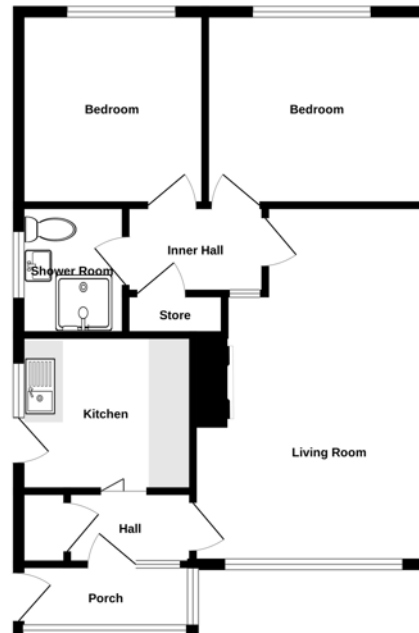
The property is elevated and set back from the road beyond the front garden with the LONG FRONT/SIDE DRIVEWAY alongside which leads to the:

CARPORT 16' 0" x 8' 4": Providing a sheltered approach to the:

GARAGE 16' 5" x 8' 2": Entered via an up and over door having concrete floor and window to the rear.

FRONT/SIDE GARDEN: The bungalow benefits from a large plot which includes the front/side garden which is mainly lawns and from which very pleasant views may be enjoyed.

REAR GARDEN: Including a patio area, lawns, a raised rear border and hedgerow beyond which are the countryside and fields.



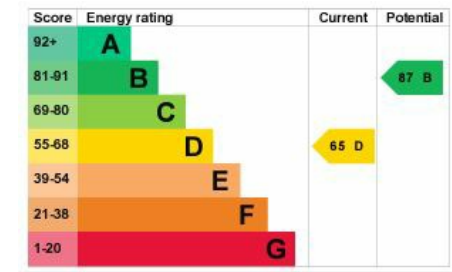
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.

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.



EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TAKS

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