



19 Cross Street,
WALL HEATH VILLAGE, DY6 0NB

Taylor's

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Price: £260,000 - NO UPWARD CHAIN

Well placed within an established and popular address, a short walk from village shops and popular schools, this TRADITIONAL, SEMI-DETACHED FAMILY HOME enjoys a LARGE BEAUTIFULLY LAID OUT REAR GARDEN, DRIVEWAY and DETACHED GARAGE. The GOOD SIZED accommodation does require some updating includes STORAGE HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large rear lounge, separate front dining room/second sitting room, kitchen with pantry off, small utility and ground floor WC. The first floor offers THREE GOOD BEDROOMS and bathroom. Available for sale with NO UPWARD CHAIN.

GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door having stairs to the first floor, a UPVC double glazed window to the front and storage heater.

LARGE LOUNGE 14' 0" x 11' 5": With UPVC double glazed French doors to the rear garden, storage heater and fireplace.

SEPARATE DINING ROOM/SECOND SITTING ROOM 12' 3" x 10' 8": The measurements include the UPVC double glazed walk-in bay window to the front and there is a storage heater.

KITCHEN 9' 6" x 6' 6": With a UPVC double glazed window to the side, sink drainer unit, base and wall cabinets, recess for cooker, PANTRY and doorway to:

LOBBY: With door to the side.

UTILITY/STORAGE 4' 10" x 3' 6": Providing plumbing for washing machine.

GROUND FLOOR WC: With a push button flush WC and a window to the side.

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**. Taylor's 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.** Taylor's 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





FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch and a UPVC double glazed window to the side.

BEDROOM ONE 12' 11" x 11' 5": With a UPVC double glazed window to the rear and storage heater.

BEDROOM TWO 10' 8" x 10' 0": With a UPVC double glazed window to the front and storage heater.

BEDROOM THREE 11' 7" x 6' 6": Providing a UPVC double glazed window to the rear.

BATHROOM 6' 6" x 6' 4": Including bath with electric shower above, wash basin, low level flush WC and a UPVC double glazed window to the front.

OUTSIDE

The property is set back and includes the FRONT/SIDE DRIVEWAY which provides an approach to the:

DETACHED GARAGE 19' 11" x 9' 9": Entered via double doors having door to the rear garden and a car inspection pit.

LARGE REAR GARDEN: A particular feature of the property including a patio area with gated side access off, an initial lawn with established hedgerow borders either side and there is a further well maintained lawn.

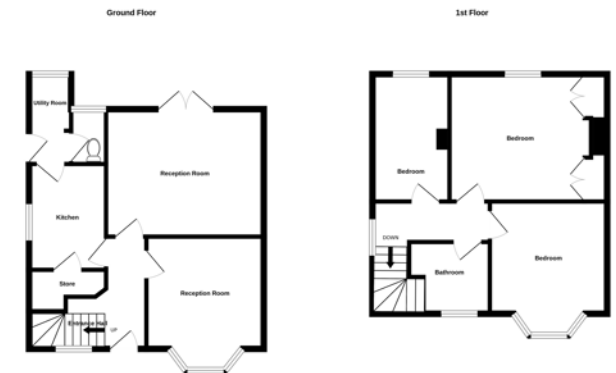
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CONSUMER PROTECTION REGULATIONS 2008

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 D
69-80	C		
55-68	D		
39-54	E	40 D	
21-38	F		
1-20	G		

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.

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.

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