



38 Millfields Way,
WOMBOURNE, WV5 8HP

Taylor's

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Price: £220,000 - NO UPWARD CHAIN

Available with **NO UPWARD CHAIN**, this **MODERN SEMI DETACHED HOUSE**, is well located within the popular 'Poolhouse Farm' development and offers an **EXTENDED** layout of accommodation, which requires some cosmetic updating. The property includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: porch, hallway, good sized lounge, extended kitchen, **TWO BEDROOMS** and shower room. The property is set back beyond the front garden, **DRIVEWAY, GARAGE** and to the rear is a good sized garden which includes patio and lawn. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. A wayleave fee of around £60.00 per annum is received from National Grid for the use of the side garden. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C. **KINGSWINFORD OFFICE.**

GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC door and through to:

RECEPTION HALL: With stairs to the first floor and radiator.

LARGE LOUNGE 14' 10" x 12' 6" maximum: Providing UPVC double glazed window to the front and radiator.

EXTENDED KITCHEN 10' 6" (5' 2" minimum x 12' 6"): Including a double glazed patio door to the rear garden, sink drainer unit, base and wall cabinets, appliance space, radiator and a UPVC glazed door to the side.

FIRST FLOOR

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

BEDROOM ONE 9' 9" x 9' 5": Having a UPVC double glazed window to the front, **BUILT-IN WARDROBES** and radiator.

BEDROOM TWO 10' 4" x 6' 5": Having UPVC double glazed window to the rear, **FITTED MIRROR FRONTED WARDROBES** and radiator.

SHOWER ROOM 5' 11" x 5' 6": Including the shower cubicle, wash basin, radiator and a UPVC double glazed window to the rear.

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 B.

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





OUTSIDE

The property is set back from the road beyond the **GENEROUS BLOCK PAVED DRIVEWAY** which provides ample off-road parking with front lawns alongside.

GARAGE 18' 7" x 8' 2": Entered via an up-and-over door having door and window to the rear garden.

REAR GARDEN: Comprising of a paved patio area with gated side access off, access to the rear of the garage. A step rises from the patio area to the level well maintained lawns with established side borders.

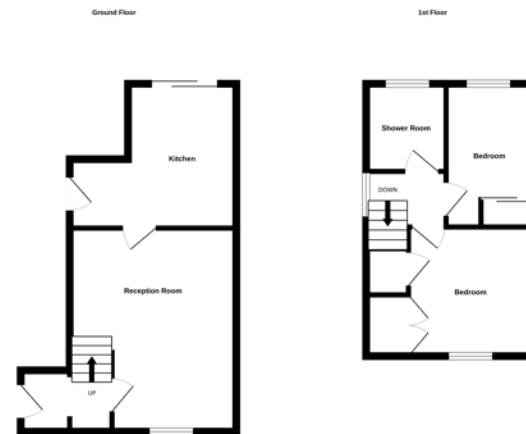
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		BT B
69-80	C	T1 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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

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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