



33 Westminster Road
WORDSLEY, DY8 5EF

Taylor's

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Price: £250,000 - NO UPWARD CHAIN

Set beyond a **LONG DRIVEWAY** with **GARAGE** and a **GOOD SIZED SUNNY & PRIVATE REAR GARDEN**, this **EXTENDED SEMI DETACHED FAMILY HOME** is well located within the popular Ashwood Park development, convenient for schools, park and shops. The **ENLARGED** layout is **WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING** and comprises: **Reception Hall, Extended Full Depth Lounge with Dining Area, Extended Kitchen, THREE BEDROOMS** and modern **Bathroom**.

GROUND FLOOR

RECEPTION HALL: Entered via a wooden panelled door having windows to the front and side, radiator and stairs to the first floor.

EXTENDED FULL DEPTH LOUNGE WITH DINING AREA 28' 4" x 12' 0" maximum measurements: Including a bow window to the front, gas fire, two radiators and window to the rear.

EXTENDED KITCHEN 14' 6" x 7' 2": Fitted with a range of units to include the one and a half bowl sink drainer unit with mixer tap, recess for cooker, radiator, built-in pantry/store and door to the garage.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, a patterned glazed window to the side and **BUILT-IN STORAGE** housing the combination boiler.

BEDROOM ONE 10' 6" x 9' 4": With a UPVC double glazed window to the front and radiator.

BEDROOM TWO 11' 3" x 8' 6": With a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 8' 2" x 6' 7": With a window to the rear and radiator.

BATHROOM 5' 11" x 5' 9": Including the bath, low level flush WC,

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





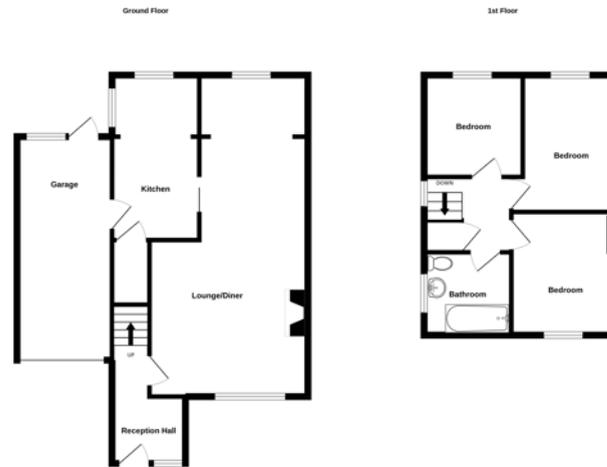
pedestal wash hand basin, part tiling to the walls, heated towel rail and a patterned glazed window to the side.

OUTSIDE

The property is set back beyond the large frontage which includes the LONG DRIVEWAY which provides ample off-road parking.

GARAGE 17' 1" x 7' 7": Entered via an up-and-over door having window to the rear.

LARGE REAR GARDEN: A large and sunny garden which includes generous lawn with side borders and pathway leading alongside to the greenhouse with large flower bed alongside. The garden also enjoys a private rear aspect.



Measurements are approximate. Not to scale. Reproduction purposes only.
View with Morgan Stanley

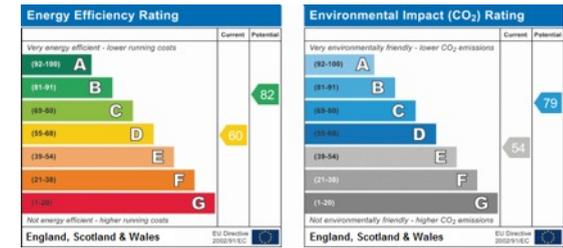
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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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MISREPRESENTATION ACT 1967

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