

**Taylors** 

£160,000









Well located in a desirable address, backing onto woodland, this TRADITIONAL MID TERRACED HOME enjoys a LARGE REAR GARDEN and offers a WELL PROPORTIONED layout which requires cosmetic updating. The accommodation includes UPVC DOUBLE GLAZING and comprises: front lounge with log burner, kitchen with dining area/ garden room off, TWO BEDROOMS, shower room and separate WC. The property is offered with NO UPWARD CHAIN and is well placed for shops, schools and amenities.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.

Lounge

15' 3" x 11' 10" (4.64m x 3.60m)

Kitchen

12' 0" x 7' 2" (3.65m x 2.18m)

Kitchen

12' 0" x 7' 2" (3.65m x 2.18m)

Conservatory

12' 8" x 7' 9" (3.86m x 2.36m)

First Floor Landing

Bedroom 1

12' 0" x 11' 10" (3.65m x 3.60m)

Bedroom 2

7' 2" x 6' 8" (2.18m x 2.03m)

**Shower Room** 





Ground Floor 1.st Floor 332 sq.tt. (30.8 sq.m.) approx. 262 sq.ft. (24.3 sq.m.) approx.





Mount Pleasant, Kingwinford, DY6 SSN

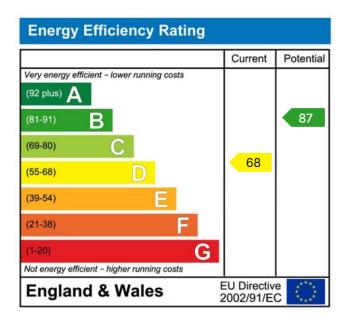
TOTAL FLOOR AREA: 154 sign, 15,52 sign, 1) approx.
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- TRADITIONAL TERRACED
   HOUSE
- NO UPWARD CHAIN
- LOUNGE WITH LOG BURNER
- DINING/ GARDEN ROOM
- UPVC DOUBLE GLAZING

TWO BEDROOMS

- CENTRAL HEATING SYSTEM
   LARGE REAR GARDEN
- BACKING ONTO WOODS
   CONVENIENT FOR SHOPS & AMENITIES



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **FDC**: can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS** (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **PLANNING PERMISSION / BUILDING REGULATIONS**: Any reference to the property or sale price. **FIXTURES AND FITTINGS**: Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN**: This plan is for illustrative purposes only. The services, systems and appliances sh

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