



Taylors

WOMBOURNE VILLAGE, 61 Planks Lane

Offers In Region Of £275,000

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Comprises: Reception Hall, Luxury Well Fitted Kitchen with Spacious Dining / Sitting Space & integrated Appliances, Beautifully Decorated Sitting Room, Modern White Suite Bathroom, Landing and Two Well Proportioned First Floor Bedrooms. Driveway which provides AMPLE OFF ROAD PARKING, Well Maintained Lawned Fore Garden, Store Room / Garage Store, Double Glazing, Gas Central Heating & Secluded Rear Garden with Initial Decking Area for Alfresco Dining and established borders. EPC: TBC. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). However, we can confirm the extension located to the rear of the kitchen (dining / sitting space) has not been signed off by building regulations. According to gov.uk, there is a very low risk chance of yearly flooding. Tenure: Freehold.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 3.7m x 3.6m (12'1" x 11'9")

(Measurements taken at widest available points)

Stunning Well Fitted Kitchen with Dining Space - 5.3m x 5.1m (17'4" x 16'8") Max

Modern Well Appointed Bathroom - 1.9m x 1.6m (6'2" x 5'2") Max.

FIRST FLOOR

Landing

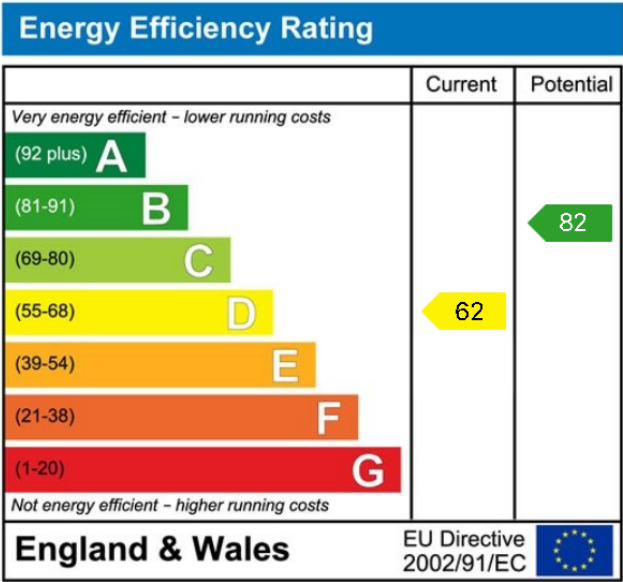
Bedroom 1 - 3.6m x 3.4m (11'9" x 11'1") Max.

Bedroom 2 - 3.7m x 2.8m (12'1" x 9'2")





- CHARMING, BEAUTIFULLY PRESENTED & SUPERBLY APPOINTED, SEMI-DETACHED RESIDENCE BATHROOM
- LUXURY WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXTREMELY DESIRABLE RESIDENTIAL LOCATION
- WOMBOURNE HIGH STREET WITHIN WALKING DISTANCE
- BEAUTIFULLY MAINTAINED REAR GARDEN
- PERFECT FOR THE MORE DISCERNING FIRST TIME BUYERS
- LARGE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY



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