



12, Hockley Road  
Coseley, WV14 9TT

**Taylors**

# 12 Hockley Road Coseley Offers in Region of £269,950

*\*NO UPWARD CHAIN  
\*TWO RECEPTION ROOMS  
\*STUNNING FITTED KITCHEN*

▪ ROOM DIMENSIONS

Entrance Porch

Reception Hallway with understairs storage

Dining Room 12'9" max by 11'8" to bay window

Lounge 11'4" by 11'0"

Attractive Modern Fitted Kitchen 15'6" max by 8'11" with various integrated appliances

Utility Room 7'6" by 5'0"

*FIRST FLOOR*

First Floor Landing

Primary Bedroom 14'3" max by 10'5" min with a range of built in wardrobes

Bedroom Two 11'6 max by 11'0"

Bedroom Three 8'0" by 7'5"

Shower Room 7'5" by 7'5"

*OUTSIDE*

Enclosed Landscaped Rear Garden

Driveway and Garden to Fore

Garage 11'8" by 8'0"

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

A stylishly presented traditional semi-detached on the enormously desirable 'Bramford' and within easy reach of popular local schools, shops as well as both Coseley & Tipton Train Stations. Being lovingly maintained by current owners, this impressive family home briefly comprises; entrance porch, reception hallway, lounge, dining room, STUNNING FITTED KITCHEN with various integrated appliances, utility room, first floor landing, THREE BEDROOMS, shower room, garage/ store, enclosed rear garden with generous driveway & garden to fore.

NO UPWARD CHAIN

\*\*Mine search available\*\*

EPC - C

Council Tax - C

Tenure - Freehold

SEDGLEY

#### MISREPRESENTATION ACT 1967

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11, Hockley Road WU2 9EJ

Measurements are approximate. Not to scale. Information provided only. Made with Matterport 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	85
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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# Taylor's

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