



22, Maslin Drive  
Coseley, WV14 9AF

**Taylor's**

22 Maslin Drive  
Coseley  
Offers in Region of  
£289,950

- \* EXTENDED SEMI DETACHED
- \* STUNNING BREAKFAST KITCHEN
- \* 17FT CONSERVATORY WITH LOG BURNER

ROOM DIMENSIONS

- Reception Hallway
- Lounge 15'10" max by 12'0" max
- Dining Room 13'0" by 8'0"
- Conservatory 17'4" max by 12'5" max with radiator, log burner, power lighting and underfloor heating
- Stunning Breakfast Kitchen 15'0" by 9'11" max with various integrated appliances and underfloor heating
- Outstanding Ground Floor Shower Room 11'8" max by 10'6" max not square

FIRST FLOOR

- First Floor Landing
- Bedroom One 12'2" max by 10'3"
- Bedroom Two 12'2" max by 9'10"
- Bedroom Three 7'9" max by 7'1"
- Stylish Shower Room 6'10" by 5'10"

OUTSIDE

- Garage/Gym/Workshop 19'0" by 9'9" with hallway leading to front of property, two UPVC double glazed windows to side, UPVC obscure double glazed door to garden. Power and lighting
- Spacious Landscaped Enclosed Rear Garden

Driveway to Fore

The property has an intruder alarm system as well as CCTV System.

- 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.



Occupying an impressive corner position within highly sought after cul-de-sac and within easy reach of Coseley Train Station, popular local schools and shops. Being comprehensively enhanced, this

outstanding enlarged family home is gas centrally heated & UPVC double glazed, boasting spacious living space that includes; reception hallway with storage cupboard, attractive lounge - dining room, STUNNING BREAKFAST KITCHEN &

wonderful conservatory/garden room with log burner (both have underfloor heating)

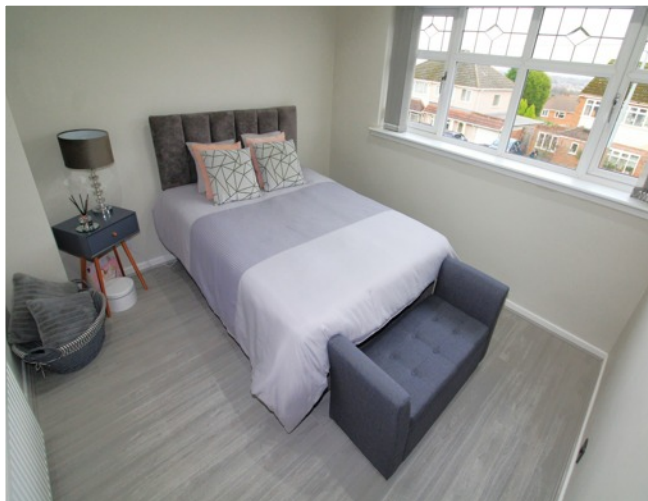
FANTASTIC LUXURY ground floor shower room, first floor landing, THREE BEDROOMS, family bathroom, garage/workshop/gym, good-sized landscaped rear garden and driveway to fore. EPC D Council Tax C. Tenure Freehold. Construction:

Brick with a pitched interlocking tile roof and a small flat felt roof section at the first floor. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker) SEDGLEY BRANCH

#### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents contact details:  
2A DUDLEY STREET  
SEDGLEY  
DY3 1SB  
T: 01902 880888

e. Sedgley@taylors-estateagents.co.uk

www.taylors-estateagents.co.uk

# Taylors

| Taylors Sedgley Limited  
Printed by www.stewartdigital.co.uk

Offices at:

KINGSWINFORD    HALESOWEN  
STOURBRIDGE    BRIERLEY HILL    SEDGLEY



**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. **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. **TENURE:** The vendors advise the property is FREEHOLD. Taylors 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. **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.** Taylors 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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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. **FLOORPLAN - FOR GUIDE PURPOSES ONLY:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).