



27, Bath Street
Sedgley, DY3 1LS

Taylors

27 Bath Street Sedgley Offers in Region of £229,950

**THREE GENEROUS BEDROOMS
* DINING KITCHEN
FANTASTIC LANDSCAPED REAR GARDEN

▪ ROOM DIMENSIONS

Entrance Porch
Reception Hallway with cupboard
Lounge 15'0" max by 12'0"
Kitchen 18'3" by 8'0"
Conservatory 13'5" max by 10'1"
Guest WC 4'6" by 2'8"

FIRST FLOOR

First Floor Landing
Main Bedroom 13'4" max by 12'3" max
Bedroom Two 13'6" by 8'3"
Bedroom Three 10'2" by 8'2"
Family Bathroom 9'0" by 7'7"

OUTSIDE

Tremendous Rear Garden with various patio seating areas, ornamental carp pond, summer house and shed
Driveway to fore
Brick with tiled roof UPVC, double glazing and gas central heating, all services

▪ 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.

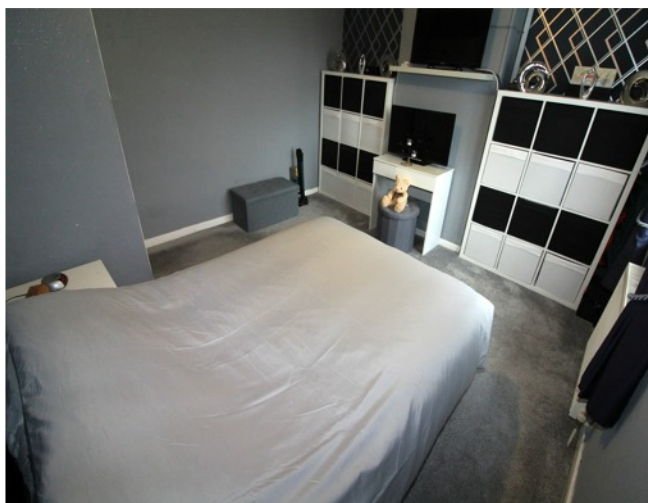


A wonderfully presented family home in the hugely desirable Sedgley area and within walking distance of the High Street, schools & shops as well as being located within a 10 minute drive of Coseley Train Station. Being much improved by current vendors this delightful property also comprises; entrance porch, reception hallway, lounge, dining-kitchen, guest W/C, stylish conservatory, first floor landing, THREE GENEROUS BEDROOMS, attractive family bathroom, fantastic landscaped rear garden with Summer House and Ornamental Carp/ Fish pond, plus driveway to fore. Gas centrally heated & UPVC double glazed. EPC - D. Council Tax - A.; Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage:
checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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