



12, Mitchell Avenue,  
Coseley, WV14 9QP

**Taylor's**

# 12 Mitchell Avenue Coseley Offers in Region of £209,950

*\*STARTER HOME\**  
*\*THREE BEDROOMS\**  
*\*END TERRACE\**

▪ ROOM DIMENSIONS

Entrance Porch

Hallway

Lounge 16'5" max x 10'9"

Stunning Kitchen diner 20'0" x 11'0" with various integrated appliances

& Utility cupboard/ pantry

Conservatory 15'5" x 10'0"

FIRST FLOOR

Landing

Bedroom 11'6" max x 10'7" max

Bedroom 10'10" max x 10'7" with built in storage

Bedroom 9'6" x 8'1"

Modern Shower Room 7'6" x 4'8"

OUTSIDE

Attractive landscaped rear garden with shed and pergola

Generous driveway to fore

Brick with tiled roof

- 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.



**SUPERB STARTER HOME** located in popular residential area, in close proximity to Coseley Train Station, schools & shops.

Being **STYLISHLY PRESENTED**, this family home has been upgraded to a fantastic standard and briefly comprises; entrance porch, hallway, attractive lounge, **STUNNING BREAKFAST KITCHEN** with various integrated appliances, conservatory, first floor landing, **THREE GENEROUS BEDROOMS**, impressive modern shower room, delightful landscaped rear garden & driveway to fore. **\*\*MINE Search Available\*\***

**EPC - TBA. Tenure - Freehold. Council Tax -A.**

**Construction:** Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage:

[checker.ofcom.org.uk/engb/broadbandcoverage/](http://checker.ofcom.org.uk/engb/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)

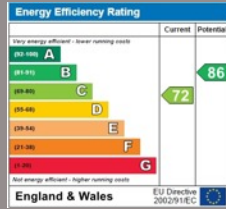
**SEDGLEY BRANCH**

MISREPRESENTATION ACT 1967

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Measurements are approximate. Not to scale. Modifications permitted only. Made on November 12/2014



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