



23 Ward Grove,
Lanesfield, WV4 6PH

Taylor's

23 Ward Grove Lanesfield £189,950

NO UPWARD CHAIN

TWO BEDROOMS

STARTER HOME

▪ ROOM DIMENSIONS

Hallway

Living Room 14'10" into bay x 10'0"

Kitchen diner 15'4" max x 11'0"

Conservatory 12'3" x 5'11" with useful storage

FIRST FLOOR

Landing

Bedroom 13'0" x 12'0" max with built in wardrobes

Bedroom 11'6" x 8'10" max

Bathroom 8'2" x 6'3" max

OUTSIDE

Well kept mature rear garden

Driveway with garden to fore with carport

Corrugated metal sheet carport roof



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 SUPERB STARTER HOME, ideally situated within easy reach of Coseley Train Station, schools & shops.

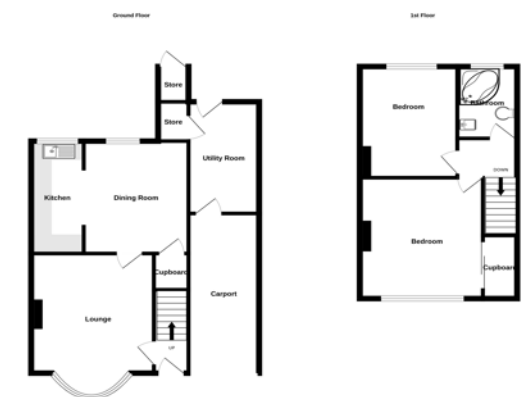
Being well maintained and immaculately presented, this semi-detached house is gas centrally heated, UPVC double glazed and boasts living space that includes; entrance, lounge, dining kitchen with various integrated appliances, conservatory, first floor landing, TWO DOUBLE BEDROOMS, bathroom, carport with drive & garden to fore plus well kept - mature rear garden. Available with NO UPWARD CHAIN.

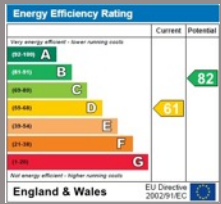
EPC - TBA. Council Tax - B. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/english/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

MISREPRESENTATION ACT 1967

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