



35 Marine Crescent,  
Wordsley, DY8 4XH

**Taylor's**

# 35 Marine Crescent, Wordsley, DY8 4XH

*STUNNING, VERY WELL MAINTAINED & STYLISHLY APPOINTED, SEMI-DETACHED HOME*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Porch
- Attractive Sitting Room - 14' 2" x 10' 7" (4.31m x 3.22m)
- Modern & Well Fitted Kitchen Diner - 13' 9" x 13' 1" (4.19m x 3.98m)
  - (measurements taken at widest available points)
- FIRST FLOOR
  - Landing
    - Bedroom 1 - 14' 2" x 10' 9" (4.31m x 3.27m)
    - Bedroom 2 - 9' 9" x 8' 1" (2.97m x 2.46m)
  - Luxury Shower Room - 7' 1" x 5' 10" (2.16m x 1.78m)
    - (measurements taken at widest available points)
- OUTSIDE
  - Extensive Side / Fore Gardens
  - Driveway
  - Garage
  - Lovely / Well Maintained Garden

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.



This STUNNING, VERY WELL MAINTAINED & STYLISHLY APPOINTED, TWO BEDROOM, SEMI-DETACHED HOME enjoys a SPLENDID CORNER PLOT position within this EXTREMELY desirable RESIDENTIAL LOCATION and offers an EXTREMELY HIGH SPECIFICATION layout of BEAUTIFULLY PRESENTED and VERY WELL PROPORTIONED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This MOST APPEALING & WONDERFULLY IMPROVED PROPERTY has an EXTENSIVE RANGE of LOCAL AMENITIES, TRANSPORT LINKS & FANTASTIC SCHOOLING close by and combined with being PERFECTLY SUITED for FIRST TIME BUYERS or YOUNG FAMILIES looking to get onto the property ladder, in brief comprises: Entrance Porch, Attractive Sitting Room, Modern & Well Fitted Kitchen with Spacious Dining Area, Landing, Two Well Proportioned First Floor Bedrooms & Luxury Re-Appointed Shower Room. Furthermore with Lovely Fore / Side Gardens, Driveway which provides OFF ROAD PARKING, Garage & Secluded / Beautifully Maintained Garden which would be perfect for alfresco dining. Tenure: Freehold. EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).

BHS10155

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		87
C		
(55-68)	69	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

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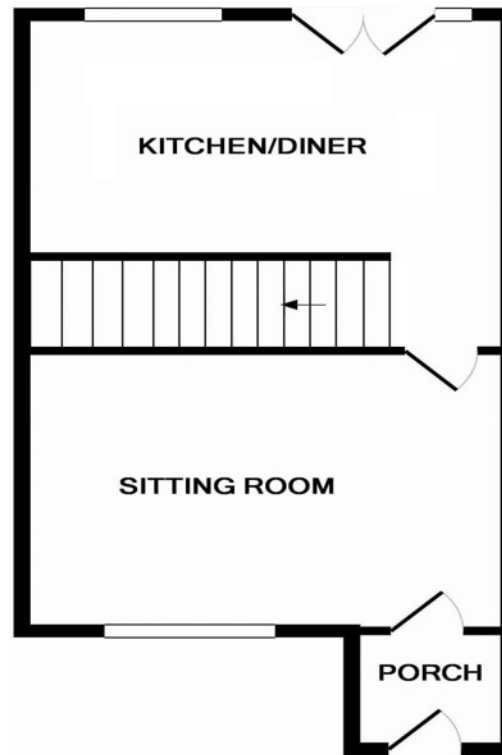
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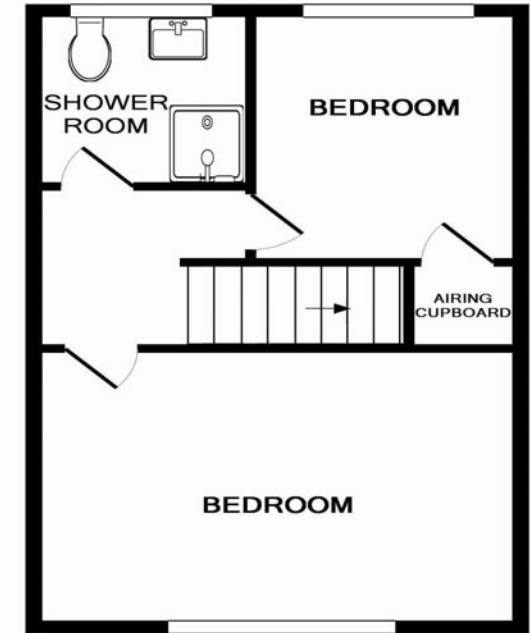
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Offices at:

KINGSWINFORH HALESOWEN  
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

*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).*

**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).