



22 Old Barn Road,  
Wordsley, DY8 5XP

**Taylors**



# 22 Old Barn Road, Wordsley, DY8 5XP

## LARGE SEMI DETACHED

### ROOM DIMENSIONS

- Hall
- Cloakroom
- With WC and handbasin
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- Lounge - 17' 10" x 14' 8" (5.43m x 4.47m)
- Dining Kitchen - 14' 8" x 9' 7" max (4.47m x 2.92m)
- Attractively fitted with floor and wall cupboards, integral oven, hob and cooker hood, Store off
- Conservatory - 12' 6" max x 8' 10" (3.81m x 2.69m)
- With double glazed windows and doors to the garden
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- Landing
- Built in airing cupboard off
- 
- Bedroom 1 - 13' 6" into recess x 8' 7" (4.11m x 2.61m)
  - Ensuite Shower Room
- With shower cubicle, handbasin and WC
- 
- Bedroom 2 - 10' 6" x 8' 6" (3.20m x 2.59m)
- Bedroom 3 - 8' 7" x 5' 9" (2.61m x 1.75m)
  - Bathroom
- With shower over bath
- 
- Lovely Rear Garden
- With patio, lawn and decked area
- Measurements taken at widest point available

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.



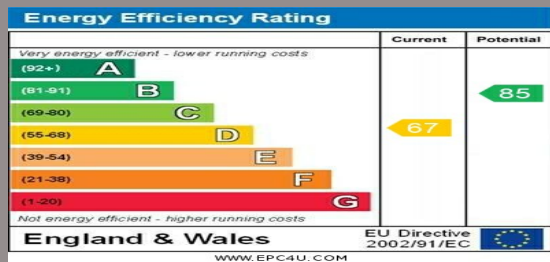
Enjoying an private front outlook and open views to the rear, this LARGE SEMI DETACHED FAMILY HOME is well located in a very popular address, convenient for schools and amenities. The GENEROUS layout is WELL PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with WC off, large front lounge, separate rear sitting room, extended kitchen, THREE GOOD SIZED BEDROOMS and bathroom. The property is set back beyond the front garden with DRIVEWAY, GARAGE and to the rear is a well laid out rear garden with patios and lawn. Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band B. EPC D. BHS10266

MISREPRESENTATION ACT 1967

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