



**Taylors**



## Packwood Road, TIVIDALE.

3 1 2





This BEAUTIFULLY PRESENTED, SUPERBLY PROPORTIONED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is delightfully situated within this DESIRABLE & SOUGHT AFTER area of Tividale, which is very well placed for a EXCELLENT RANGE of amenities & transportation links, together with having POPULAR LOCAL SCHOOLING within walking distance. This INCREDIBLY SPACIOUS & STYLISHLY FURNISHED PROPERTY is IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore encompasses a SUPERBLY MAINTAINED & THOUGHTFULLY ENLARGED layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This WONDERFUL FAMILY HOME.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Sitting Room** - 4.62m x 3.65m (15'1" x 11'11")

**Kitchen** - 5.02m x 2.1m (16'5" x 6'10")

**Dining Room** - 3.2m x 2.26m (10'5" x 7'4")

**Utility Room** - 2.24m x 2.81m (7'4" x 9'2")

#### Guests Cloakroom / W.C

**Conservatory** - 2.43m x 3.64m (7'11" x 11'11")

**Play Space / Office** - 2.14m x 2.19m (7'0" x 7'2")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 4.25m x 2.55m (13'11" x 8'4")

**Bedroom 2** - 3.47m x 2.71m (11'4" x 8'10")

**Bedroom 3** - 3.01m x 1.98m (9'10" x 6'5")

**Bathroom** - 2.3m x 1.96m (7'6" x 6'5")

### OUTSIDE

#### Driveway

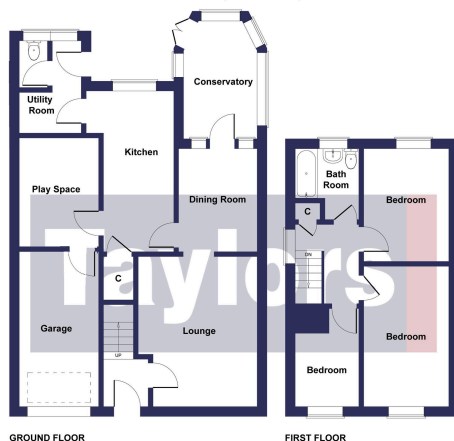
**Garage** - 4.29m x 2.14m (14'0" x 7'0")

#### Large Rear Garden

EPC: D. Council Tax Band: C. 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). According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: Freehold.



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GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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- BEAUTIFULLY PRESENTED, SUPERBLY PROPORTIONED & THOUGHTFULLY EXTENDED
- TWO SPACIOUS RECEPTION ROOMS, OFFICE / PLAY SPACE & CONSERVATORY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LOVELY & SECLUDED REAR GARDEN
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- MODERN WELL FITTED KITCHEN
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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