



**Taylors**

# WORSLEY, 49 Sandringham Road

£260,000

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The GOOD SIZED layout requires updating and improvement, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, full width lounge, dining room, fitted kitchen, garden room/ storage, three bedrooms and shower room.

The front driveway provides ample road parking, there are two useful stores (originally a garage) and the rear garden is an excellent size and enjoys a sunny aspect.

The property is a short walk from a local convenience store, primary school and there is easy access to Stourbridge and Kingswinford.

Tenure: FREEHOLD. Construction: standard brick walls and tiled and flat roof. Services: All main services are connected. Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Current Flood Risk Assessment: Low. Council Tax Band C. EPC E. KINGSWINFORD OFFICE.

### Reception Hall

Lounge - 4.5m x 3.05m (14'9" x 10'0")

Dining Room - 4.14m x 2.44m (13'7" x 8'0")

Kitchen - 2.67m x 2.26m (8'9" x 7'5")

Garden Room - 4.78m x 4.67m (15'8" x 15'4")

### First Floor Landing

Bedroom 1 - 3.15m x 2.41m (10'4" x 7'11")

Bedroom 2 - 3.2m x 2.95m (10'6" x 9'8")

Bedroom 3 - 2.36m x 2.26m (7'9" x 7'5")

Shower Room - 2.29m x 1.78m (7'6" x 5'10")

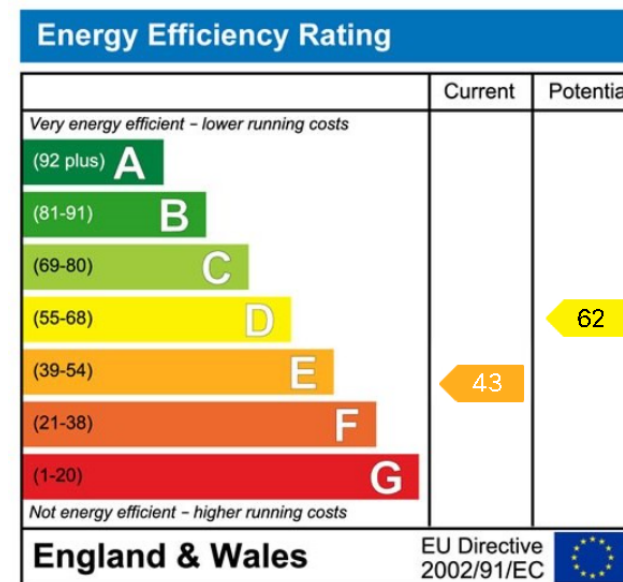
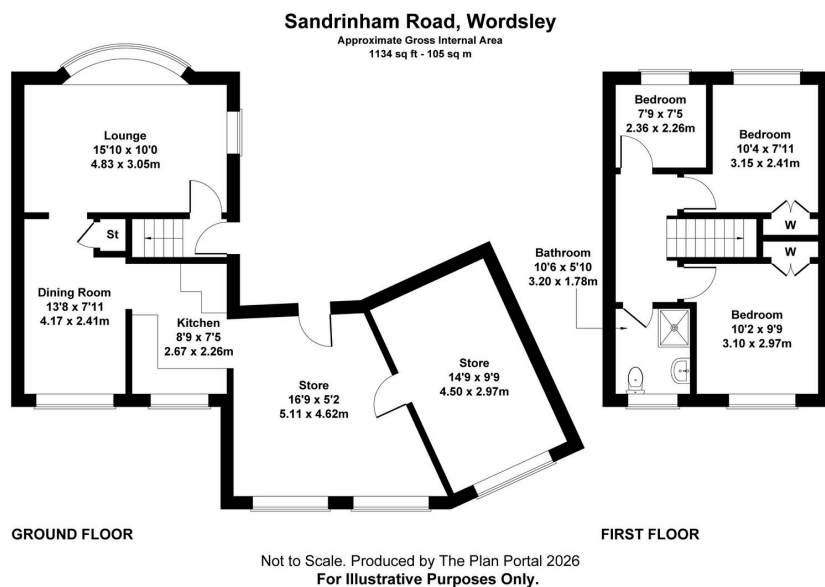
Storage - 4.47m x 2.97m (14'8" x 9'9")

Small Store - 2.97m x 1.24m (9'9" x 4'1")





- MODERN DETACHED FAMILY • CORNER POSITION HOME
- GENEROUS DRIVEWAY
- LOUNGE & DINING ROOM
- LARGE SITTING ROOM/ GARDEN ROOM
- THREE BEDROOMS
- SHOWER ROOM
- GOOD SIZED SUNNY REAR GARDEN
- SHORT WALK FROM SHOPS AND SCHOOL
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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