



Taylors

WORDSLEY, 77 Bells Lane

£210,000

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The accommodation is VERY SPACIOUS and SUPERBLY APPOINTED throughout, offering a 'ready to move into' layout, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with understairs storage, large full width front lounge, very spacious dining kitchen with integrated hob and oven. To the first floor is a landing with storage off, TWO DOUBLE BEDROOMS, a REFITTED BATHROOM with shower and separate WC. This IMPRESSIVE HOME is ideal for first time buyers, and those looking for a large two bedroom home in a popular and convenient address. The property is set beyond the front garden, with a pedestrian approach. The LANDSCAPED REAR GARDEN, includes a full width paved patio with gated side access off, railway sleeper edging and steps to a 'slate chipped' pathway, leading in between lawns to a further paved patio and garden shed. There is an adjacent service road and vehicular access to the rear, providing 'on road' parking. Bells Lane offers a sought after location, which is convenient for local amenities, including the Co-op supermarket, primary schools, public transport services and canalside walks. There is easy access to both Kingswinford and Stourbridge town centre.



Tenure: FREEHOLD. Construction: standard brick walls and tiled roof.
Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.
Current Flood Risk Assessment: Very Low. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.

Reception Hall - 2.9m x 1.78m (9'6" x 5'10")

Lounge - 3.86m x 3.58m (12'8" x 11'9")

Dining Kitchen - 4.22m x 3.63m (13'10" x 11'11")

Bedroom 1 - 3.94m x 3.63m (12'11" x 11'11")

Bedroom 2 - 3.63m x 2.62m (11'11" x 8'7")

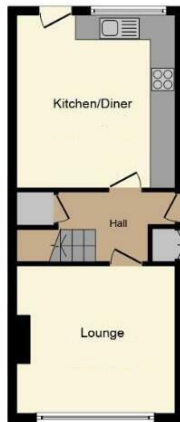
Bathroom - 1.83m x 1.52m (6'0" x 5'0")

WC - 1.78m x 0.74m (5'10" x 2'5")

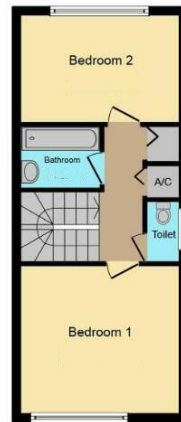




- LARGE SEMI DETACHED HOUSE
- BEAUTIFULLY IMPROVED
- FULL WIDTH LOUNGE
- OPEN OUTLOOK
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- LARGE DINING KITCHEN
- REFITTED BATHROOM
- CLOSE TO AMENITIES
- LANDSCAPED REAR GARDEN



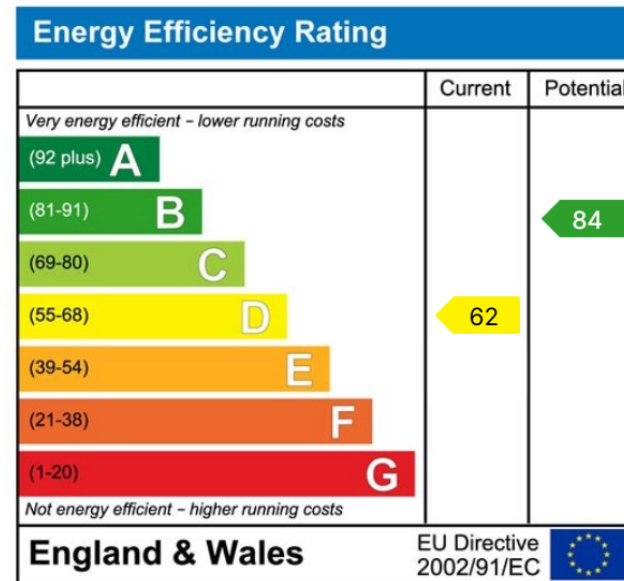
Ground Floor



First Floor

Total floor area 76.0 sq. m. (816 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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