



Taylors

WORDSLEY, 17 Manor Road

£185,000

3 1 2



A VERY DECEPTIVE MID TERRACED FAMILY HOME, well placed within an established, convenient and very popular location. The property is set beyond the **DRIVE/ PARKING** and to the rear offering a **GOOD SIZED 'SUNNY' REAR GARDEN**.

The **GENEROUS** accommodation is **WELL PRESENTED**, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance hall, good sized front lounge, family dining kitchen with ample space for dining furniture, ground floor WC, **CONSERVATORY**, **THREE LARGE BEDROOMS** and refitted shower room.

The property is set back beyond the **DRIVEWAY**, which provides off road parking and there is a shared side entry entrance to the rear garden. The **'SUNNY' REAR GARDEN** includes a paved patio, lawn with borders, timber shed with further garden area beyond.

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.
Flood Risk Assessment: Very Low. Council Tax Band A. EPC D.
KINGSWINFORD OFFICE.

Entrance Hall -

Lounge - 4.06m x 3.66m (13'4" x 12'0")

Dining Kitchen - 5.11m x 3.05m (16'9" x 10'0")

WC -

Conservatory - 3.45m x 3.12m (11'4" x 10'3")

Bedroom 1 - 3.2m x 3.12m (10'6" x 10'3")

Bedroom 2 - 3.78m x 2.49m (12'5" x 8'2")

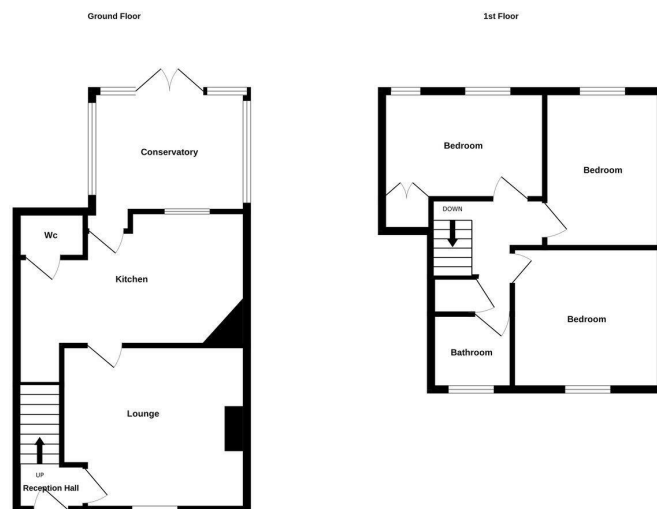
Bedroom 3 - 3.61m x 2.49m (11'10" x 8'2")

Shower Room - 1.8m x 1.47m (5'11" x 4'10")

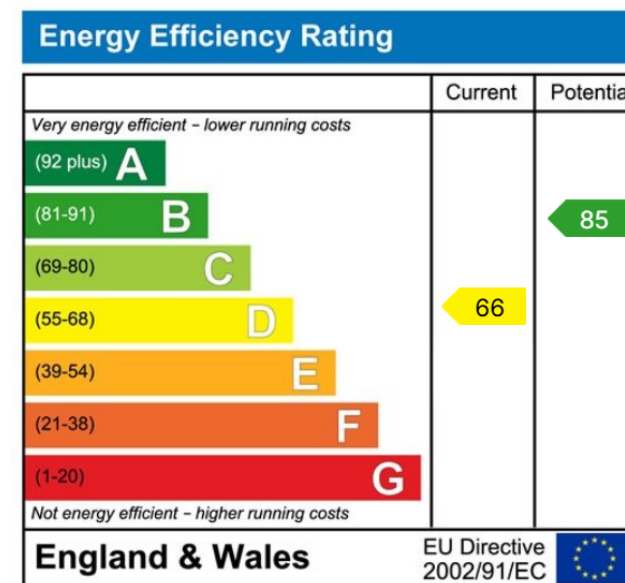




- LARGE MID TERRACED FAMILY HOME
- GROUND FLOOR WC
- CONSERVATORY
- DRIVE/ PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- THREE GOOD SIZED BEDROOMS
- GENEROUS LOUNGE
- REFITTED SHOWER ROOM
- GOOD SIZED 'SUNNY' REAR GARDEN
- CONVENIENT FOR AMENITIES



Measurements are approximate. Not to scale. Illustration purposes only.
 Made with Hozon 12/23



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