



**Vicarage Road West, Woodsetton**

**DY1 4NP**

**Taylor's**

Offers in the Region of  
**£314,950**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

An Immaculately Presented & Substantially Enhanced Detached Family Home – Desirable Woodsetton Location!

Situated on a generous plot within the highly sought-after Woodsetton neighbourhood, this outstanding detached residence has been beautifully improved and meticulously maintained—perfectly suited for modern family living.

Boasting gas central heating and double glazing throughout, the spacious accommodation comprises:

Welcoming entrance porch leading into a bright reception hallway

Elegant lounge

Separate dining room, ideal for entertaining

Well-appointed kitchen with various integrated appliances

First floor landing

Three generously sized bedrooms

Family bathroom

Externally, the property benefits from a private, mature rear garden, a garage, and an attractive front garden with driveway parking.

Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

Council Tax - D EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage:

[checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

#### **Entrance Porch**

**Reception Hallway** with under stairs storage.

**Lounge** - 9.35m into bay window x 3.71m (30'8" into bay window x 12'2")

**Sitting/Dining Room** - 3.68m x 3.66m (12'1" x 12'0")

**Kitchen** - 2.92m x 2.59m (9'7" x 8'6") with various integrated appliances.

#### **First Floor Landing**

**Bedroom** - 4.39m into bay window x 3.15m to fitted wardrobes (14'5" into bay window x 10'4" to fitted wardrobe) having a range of fitted wardrobes drawers overhead storage bedside cabinets.

**Bedroom** - 3.66m x 3.66m (12'0" x 12'0")

**Bedroom** - 2.08m x 2.08m (6'10" x 6'10")

**Bathroom** - 2.69m x 2.59m (8'10" x 8'6")

#### **Outside**

**Garage** - 6.25m max x 4.09m (20'6" max x 13'5")

**Well Established Private Rear Garden**

**Driveway & Gardens To Fore**





**Council Tax Band:** D

**Tenure:** Freehold

**Property Type:** Detached House

**Taylor's**

- OUTSTANDING DETACHED FAMILY HOME
- DESIRABLE WOODSETTON LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES & TRANSPORT LINKS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE
- MUST BE VIEWED TO BE APPRECIATED
- EPC - TBA
- COUNCIL TAX - D

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylor's would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylor's have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylor's branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylor's Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor). 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.

#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

The vendor does not make nor give and neither Taylor's nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Taylor's**

