



Taylor's

New Farm Road, Stourbridge, West Midlands, DY9 7PG

3 1 1



A fantastic opportunity to purchase this three bedroom semi detached home, offered for sale with no upward chain, ideally situated in a popular location in Stourbridge close to the town centre, excellent transport links and a range of local amenities.

The property briefly comprises a fore garden with off road parking, welcoming entrance hall, living room to the front elevation and an open plan kitchen with dining area to the rear, featuring patio doors leading out onto the rear garden.

To the first floor are three well proportioned bedrooms together with a modern fitted bathroom.

Externally, the property benefits from a generous rear garden offering excellent outdoor space with plenty of potential.

This property would make an ideal first time purchase. Early viewing is highly recommended.

Tenure: Freehold. Construction: Standard. Services: All mains. Previous coal authority report on file. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C.

Entrance Hall - 4.06m x 1.75m (13'4" x 5'9")

Living Room - 4.06m x 3.28m (13'4" x 10'9") At widest points

Kitchen - 5.26m x 3.81m (17'3" x 12'6") At widest points

First Floor Landing - 2.57m x 1.88m (8'5" x 6'2") At widest points

Bathroom - 2.26m x 1.93m (7'5" x 6'4")

Bedroom One - 3.66m x 3.25m (12'0" x 10'8")

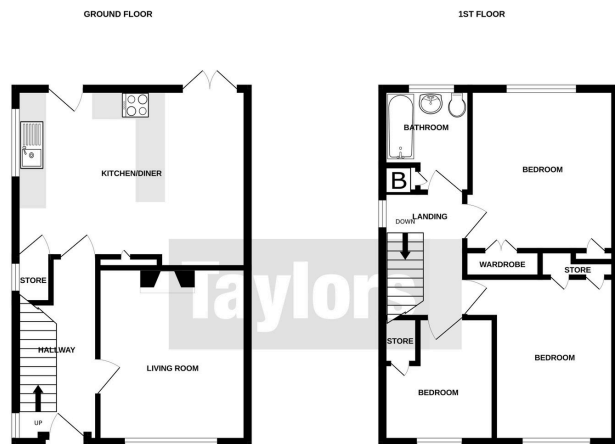
Bedroom Two - 3.56m x 3.28m (11'8" x 10'9")

Bedroom Three - 2.74m x 2.44m (9'0" x 8'0")



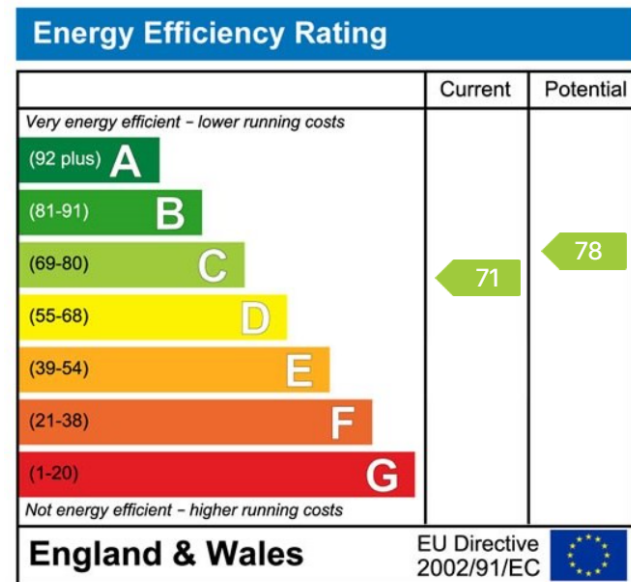


- NO UPWARD CHAIN
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- KITCHEN DINER
- IDEAL FOR FIRST TIME BUYERS



3 BEDROOM SEMI DETACHED HOUSE

Whilst every effort has been made to ensure the accuracy of the description contained herein, the accuracy of plans, drawings, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Sample 02/00



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 themselves 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 Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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 Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.