



**14, Shenley Avenue, Woodsetton,
DY1 4LR**

Taylor's

**Offers in the Region of
£260,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Discover this delightfully presented and deceptively spacious traditional family home, perfectly positioned in the ever-popular Woodsetton area. With Tipton and Coseley train stations, reputable schools, and a variety of local amenities all within easy reach, this property offers an ideal blend of convenience and comfort – perfect for growing families or anyone seeking a well-connected place to call home.

Beautifully maintained throughout, the property benefits from gas central heating and double glazing, and its generous layout includes: an inviting entrance porch and hallway, a bright and airy lounge/diner ideal for relaxation or entertaining, a well-proportioned kitchen, rear hall/utility area, and a guest WC. The first floor offers three well-sized bedrooms and a modern family bathroom.

Outside, the attractive mature rear garden provides a peaceful and private space to unwind, while the garage, driveway, and front gardens offer excellent kerb appeal and practical convenience.

This is a superb opportunity to secure a characterful and spacious home in a sought-after location – early viewing is highly recommended to appreciate all that it offers!

Council Tax - C EPC - TBA 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/engb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Porch

Hall

Lounge Diner - 7.67m x 3.48m max (25'2" x 11'5" max)

Kitchen - 4.09m x 2.06m (13'5" x 6'9")

Rear Hall housing utilities.

First Floor Landing

Bedroom - 4.22m x 3.48m max (13'10" x 11'5" max) with fitted wardrobes.

Bedroom - 3.38m x 3.33m (11'1" x 10'11") with fitted wardrobes.

Bedroom - 2.34m max x 2.16m (7'8" max x 7'1") with fitted wardrobes.

Bathroom - 2.39m x 2.13m (7'10" x 7'0")

Garage

Enclosed Rear Garden

Driveway & Gardens To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

Taylor's

- POPULAR WOODSETTON NEIGHBOURHOOD
- TRADITIONAL THREE BEDROOM FAMILY HOME
- MUST BE VIEWED TO BE APPRECIATED
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- THREE BEDROOMS
- ENCLOSED MATURE REAR GARDEN
- NO UPWARD CHAIN
- DRIVEWAY & GARDENS TO FORE

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MISREPRESENTATION ACT 1967

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