



Taylors



Conveniently located just a short distance from Stourbridge, this three bedroom semi detached property presents an excellent opportunity for first time buyers or those looking to create a home tailored to their own tastes and requirements.

The accommodation briefly comprises an entrance hall, a kitchen positioned to the front of the property, and a spacious rear reception room with doors opening onto the low maintenance rear garden.

To the first floor, there are three well proportioned bedrooms and a bathroom.

Externally, the property benefits from driveway parking, a garage, and an enclosed rear garden designed for ease of maintenance.

Offered for sale with no upward chain, this property provides the perfect opportunity for buyers seeking to put their own stamp on a home in a convenient and popular location.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall - 1.75m x 1.73m (5'9" x 5'8")

Kitchen - 4.8m x 2.36m (15'9" x 7'9")

Living Room - 4.8m x 3.66m (15'9" x 12'0")

First Floor Landing - 2.97m x 1.75m (9'9" x 5'9")

Bedroom One - 4.04m x 3.45m (13'3" x 11'4")

Bedroom Two - 2.77m x 2.67m (9'1" x 8'9")

Bedroom Three - 2.74m x 1.93m (9'0" x 6'4")

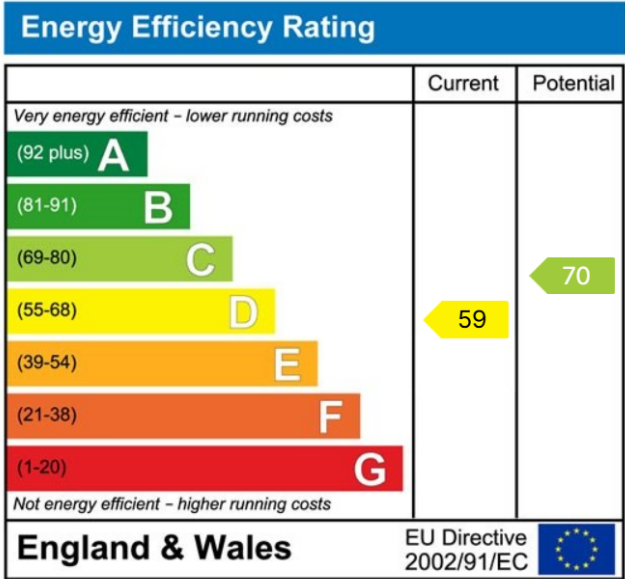
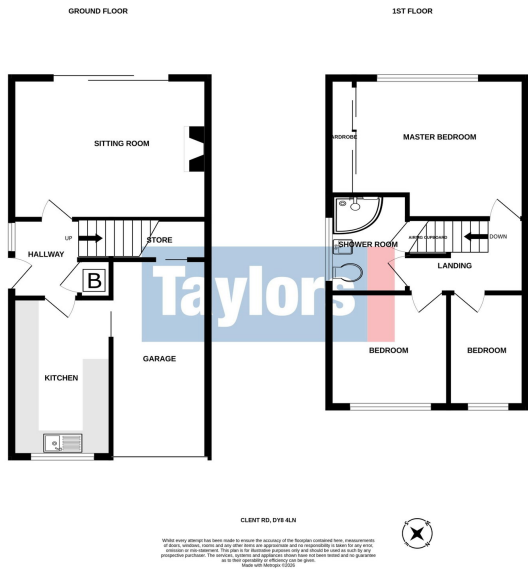
Bathroom - 2.34m x 1.68m (7'8" x 5'6") At widest points

Garage - 4.8m x 2.36m (15'9" x 7'9")





- NO UPWARD CHAIN
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CONVENIENTLY LOCATED
- OFF ROAD PARKING
- GARAGE



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.