



Taylor's

Kingsway, Wollaston, West Midlands, DY8 4TL

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A fantastic opportunity to purchase a three bedroom semi-detached home, ideally located near Wollaston. The property features a fore garden leading to the front door, entrance hall, good-sized living room, and a kitchen opening into a dining area. There is also a utility area and a useful storage cupboard.

To the first floor are three bedrooms and a shower room. Having double glazing, gas central heating, and a generous rear garden.

In need of some updating, this property offers excellent potential for buyers to create their perfect home in a convenient location.

Viewing highly recommended.

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

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 - 2.44m x 1.88m (8'0" x 6'2") At widest points

Living Room - 4.19m x 3.25m (13'9" x 10'8")

Kitchen - 4.95m x 3.1m (16'3" x 10'2") At widest points

Utility Room - 2.64m x 1.12m (8'8" x 3'8")

First Floor Landing - 3.43m x 1.42m (11'3" x 4'8") At widest points

Bedroom One - 3.68m x 3.25m (12'1" x 10'8") At widest points

Bedroom Two - 3.84m x 3.12m (12'7" x 10'3") At widest points

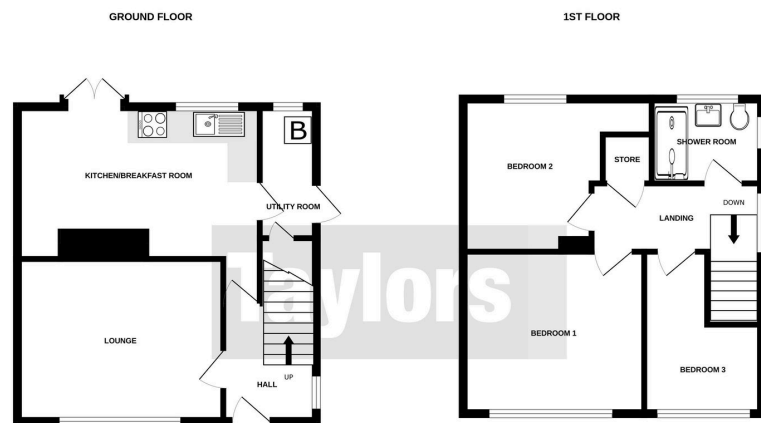
Bedroom Three

Shower Room - 2.24m x 1.6m (7'4" x 5'3")



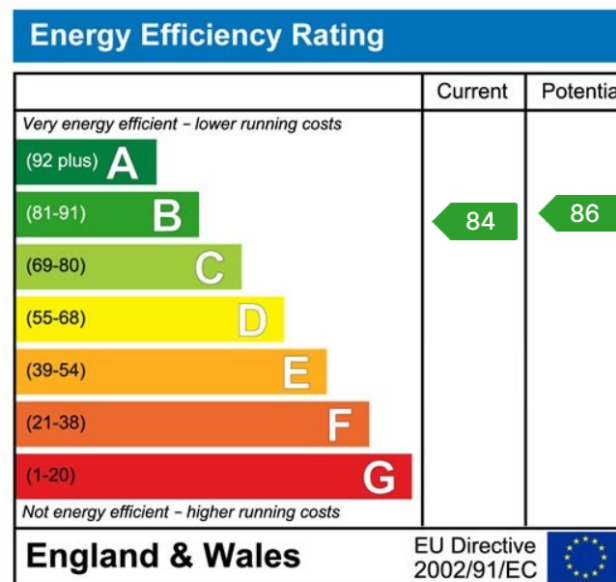


- THREE BEDROOMS
- SEMI DETACHED HOME
- GOOD SIZE REAR GARDEN
- COMBINED DINING KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING



3 BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meemaps ©2020



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.