



**Taylor Road,
Wolverhampton, WV4 6HP**

Auction Guide Price £150,000



A particularly delightful detached family residence, offering spacious accommodation that must be seen to be appreciated. This well maintained four bedroom home benefits from numerous noteworthy features including; double glazing, majority central heating, garage, off road parking and a good size garden to the rear.

The property has no upward chain and is convenient to local to a range of amenities including local schools, shops, and transport links.

Mining Report available on request.

Energy Rating - TBC Council Tax Band - C Tenure - FREEHOLD

Approach By way of block paved driveway past slate chippings fore-garden.

Entrance Porch Having Double glazed front door, three double glazed windows and laminate flooring.

Entrance Hall Having central heating radiator, stairs off and laminate flooring.

W.C. Off Having low flush W.C, wall mounted wash hand basin, ceramic floor tiling and double glazed window.

Living Room/Diner 20' 6" x 11' 10" (6.24m x 3.60m) Having gas fire with surround, central heating radiator, two double glazed windows and laminate flooring.

Kitchen 11' 4" x 7' 10" (3.45m x 2.18m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob and cooker hood, plumbing for washing machine, range of fitted wall cupboards, wall mounted 'Worcester' combination boiler, ceramic wall and floor tiling, double glazed window and double glazed door to rear garden.

Landing Having double glazed window, airing cupboard and hatch to roof space.

Bedroom One 11' 11" x 10' 8" into wardrobes (3.63m x 3.25m into wardrobes) Having central heating radiator, double glazed window and fitted wardrobes.

Bedroom Two 11' 11" x 9' 6" (3.63m x 2.89m) Having central heating radiator and double glazed window.

Bedroom Three 12' 2" x 8' 8" (3.71m x 2.64m) Having central heating radiator and double glazed window.

Bedroom Four 8' 8" x 8' 1" (2.64m x 2.46m) Having central heating radiator and double glazed window.

Bathroom 7' 7" max x 6' 0" max (2.31m max x 1.83m max) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall and floor tiling and double glazed window.

Garage Having 'Up & Over' door.



Rear Garden Having paved patio area, garden shed, two gated side accesses and neat lawn area.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C
EPC RATING:

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

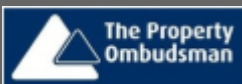




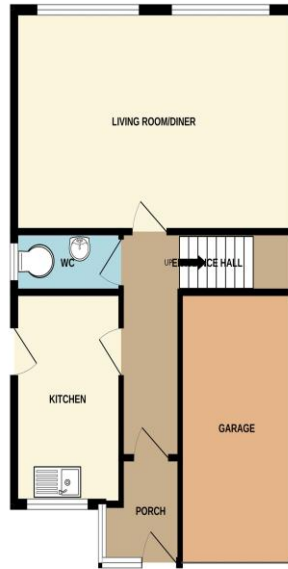
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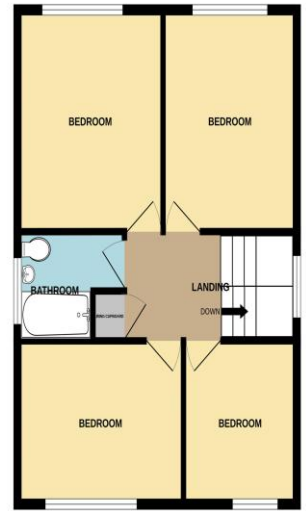
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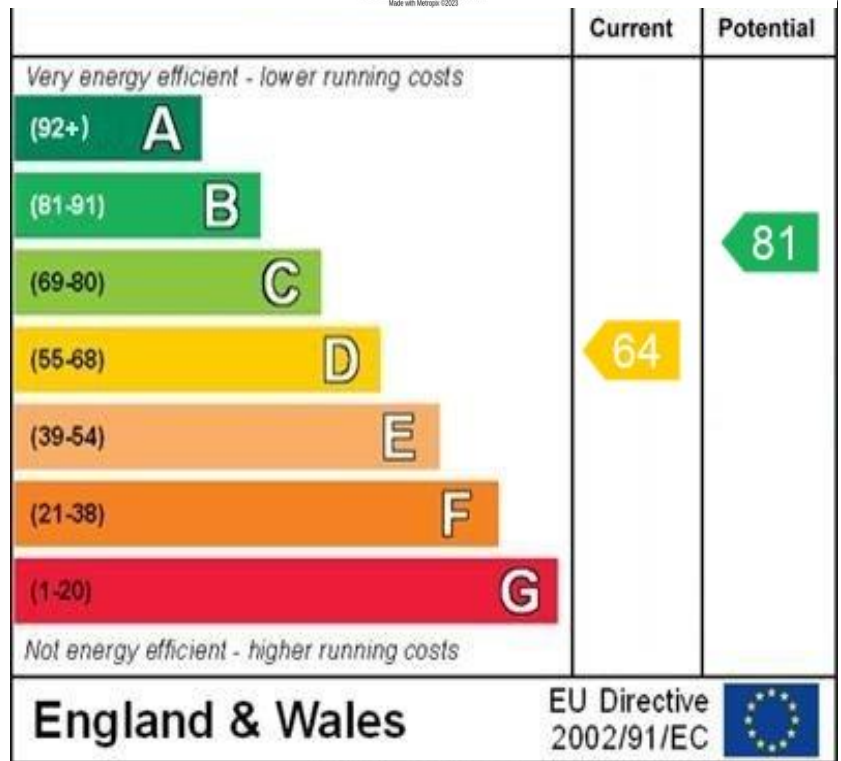
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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