

**Prah Bay
Marlbrook Lane
Pattingham
Wolverhampton
WV6 7BS**

Taylors



Perfectly positioned on sleepy country lane in the ever desirable rural delight that is **PATTINGHAM**. Being within a brisk walk to the village, this family home offers huge potential and briefly comprises; entrance hallway, lounge, dining room, kitchen, rear hall with guest W/C, utility cupboard and access to garage. To the first floor there is a landing, **THREE BEDROOMS** and a bathroom. Outside there is an enclosed rear garden with driveway to fore. Offered with **NO UPWARD CHAIN**. **EPC TBA SEDGLEY**

**EPC - C
Council Tax - D
Tenure - Freehold**

Viewing: By appointment through Agents **SEDGLEY OFFICE**

Asking Price £

www.taylors-estateagents.co.uk

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Entrance Hallway

Lounge 12' 8" by 12' 0" max

Dining Room 11' 11" by 10' 6" max

Kitchen 11' 11" by 7' 11"
With pantry cupboard

Rear Hall

Guest WC 6' 0" by 2' 11"

Utility Cupboard
Housing gas central heating boiler.

Garage 19' 0" by 8' 1"

FIRST FLOOR

Landing

Bedroom One 11' 0" minimum by 12' 1"
With range of built-in wardrobes and overhead storage.

Bedroom Two 11' 4" max by 12' 1"

Bedroom Three 7' 10" by 7' 0" max

Bathroom 6' 1" by 7' 6"

OUTSIDE

Enclosed Rear Garden

Driveway and Garden to Fore

Gas Central Heating and Double Glazing

GENERAL INFORMATION

TENURE: The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES: We are advised that gas, electricity, drainage and water

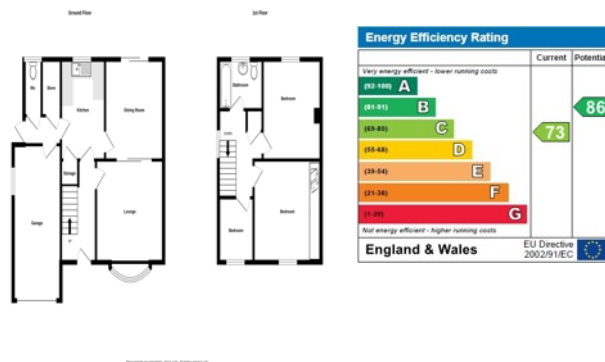
are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. Vendors are prepared to negotiate separately for majority of furniture. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through SEDGLEY OFFICE (01902) 880888

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation or any points.

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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



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 himself 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 in relation to this property.

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Taylor's

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