



412, Birmingham New Road
Coseley, WV14 9QB

Taylor's

412 Birmingham New Road
Coseley
Offers in Region of
£219,950

**THREE BEDROOMS
*GARAGE WITH DRIVEWAY
* NO UPWARD CHAIN*

ROOM DIMENSIONS

Entrance Porch
Reception Hallway
Lounge 14'5" by 12'9" max
Kitchen Diner 18'10" by 8'4"
Utility Room 13'9" max by 8'10" max
Guest WC 4'10" by 2'9"
Garage 19'10" by 7'9"

FIRST FLOOR

First Floor Landing with airing cupboard
Bedroom One 12'5" max by 11'6"
Bedroom Two 11'6" by 10'1"
Bedroom Three 8'6" by 8'6"
Bathroom 7'4" by 6'0"

OUTSIDE

Well Established and Private Rear Garden
Driveway to fore

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



Conveniently located within striking distance of Coseley Train Station, M6 J10 motorway links and popular local schools and with NO UPWARD CHAIN. Being gas centrally heated and with Brazilian Mahogany timber framed double glazing, this spacious family home also comprises; entrance porch, reception hallway, lounge, dining kitchen, utility room, guest W/C, first floor landing, THREE BEDROOMS, attractive family bathroom, integrated garage, delightful landscaped rear garden with sheltered patio area and driveway to fore.

EPC - D

Council Tax - C

Tenure - Freehold

****MINE SEARCH AVAILABLE****

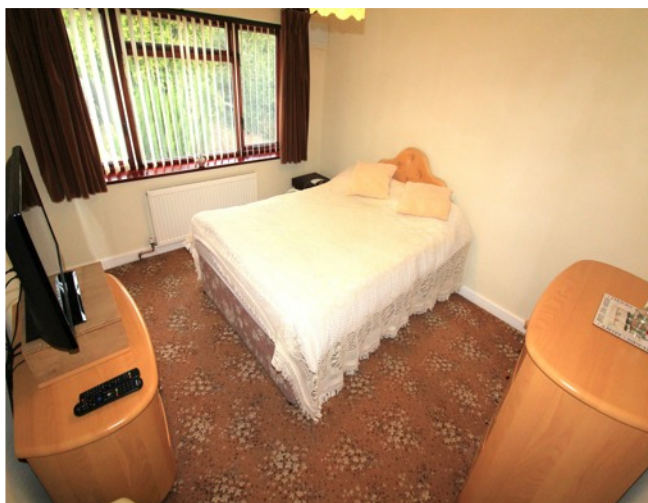
Construction: Brick with a pitched interlocking tile roof and a small rubber flat roof section at the first floor. All mains services are connected.

Broadband/Mobile coverage:

checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

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Measurements are approximate. See also the 'Standard particulars of sale' document.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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