

20 Turls Street  
Sedgley  
DY3 1HH

# Taylors



Perfectly positioned within walking distance of Sedgley High Street, popular local Sedgley Schools & other amenities. Offering enormous potential, this spacious DETACHED is UPVC double glazed, gas centrally heated and briefly comprises; entrance porch, reception hallway, kitchen- diner, lounge, TWO DOUBLE BEDROOMS, shower room, integrated garage, enclosed delightful rear garden with driveway & garden to fore. Offered with NO UPWARD CHAIN. EPC - C. Council Tax - C. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof and a small flat felt roof section at the first floor over garage & porch. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/) [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

Viewing: By appointment through Agents SEDGLEY OFFICE

**Offers in the Region of £199,950**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)

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ENTRANCE PORCH

RECEPTION HALLWAY with understairs storage cupboard, stairs to first floor and doors off to:

KITCHEN DINER 15'4" x 8'4" max

LOUNGE 17'4" into bay window x 13'7" max

## FIRST FLOOR

LANDING

BEDROOM TWO 10'9" x 13'7"

BEDROOM ONE 11'7" x 13'7"

SHOWER ROOM 9'6" x 7'8"

## OUTSIDE

INTEGRAL GARAGE

DELIGHTFUL REAR GARDEN

DRIVEWAY AND GARDEN TO FRONT

## 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

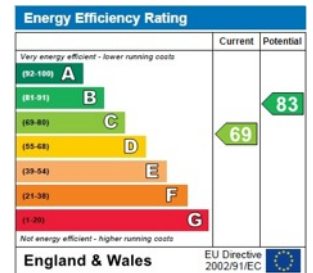
and so cannot verify they are in working order or fit for their purpose.

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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# ||Taylors||

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