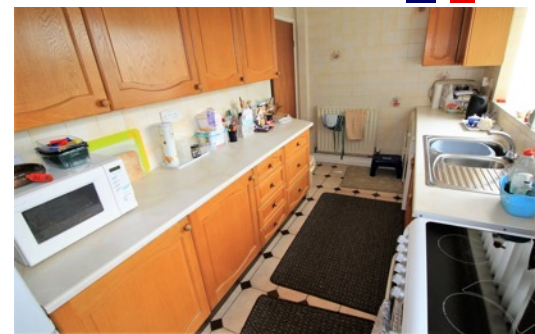


46 Tynedale Crescent
Ettingshall Park
Wolverhampton
West Midlands
WV4 6RH

Taylors



Positioned on the ever popular Ettingshall Park estate, within easy reach of schools, shops & other amenities, is offered for sale this traditional semi detached that has huge potential and available with **NO UPWARD CHAIN**.

Being centrally heated and double glazed, this spacious family home also includes; entrance porch, hallway, lounge, dining room, fitted kitchen, first floor landing, **THREE DOUBLE BEDROOMS**, bathroom, integrated garage, enclosed rear garden, driveway & garden to fore.

EPC - TBA

Council Tax - C

**Tenure - The property will be FREEHOLD upon completion
SEDGLEY**

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

www.taylors-estateagents.co.uk

**46 Tynedale Crescent
Ettingshall Park
Wolverhampton
West Midlands
WV4 6RH**

Entrance porch
Reception hall with under stairs storage cupboard
Dining room 11'10" by 13'4" into bay window
Lounge 11'4" by max by 11'11"
Fitted kitchen 7'2" by 13'6"

FIRST FLOOR

First floor landing
bedroom 11'8" max by 11'2"
Bedroom 11'9" by 14'0" into bay with built-in wardrobes
Bedroom 9'2" min by 14'8" max with limited headroom
Bathroom 7'0" by 8'7" max

OUTSIDE

Integrated garage
Enclosed rear garden
Driveway and garden to fore

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

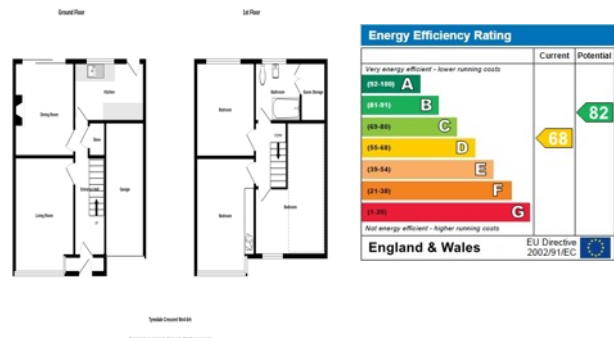
Only those items specifically mentioned in these sales particulars are included in the sale price, together with remaining carpets, curtains, blinds and light fittings. Other items are available at a nominal OR NO cost by

separate negotiation. 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

www.taylorsestateagents.co.uk