



17, Bosworth Close
Woodsetton, DY3 1BJ

Taylors

17 Bosworth Close Woodsetton Asking Price of £329,950

** FANTASTIC DETACHED FAMILY HOME
* THREE BEDROOMS
* STUNNING DINING KITCHEN*

▪ ROOM DIMENSIONS

Entrance Porch
Reception Hallway with Cloaks Cupboard
Guest WC 4'1" by 3'0" max
Dining Kitchen 24'0" by 8'9" max
Lounge 12'9" by 11'3"
Utility 7'7" by 7'5"
Garage Space 8'0" by 7'7"

FIRST FLOOR

First Floor Landing
Bedroom One 11'0" by 10'1" with range of built in wardrobes
Bedroom Two 10'0" by 9'8"
Bedroom Three 8'0" by 7'3" with range of built in wardrobes
Stunning Bathroom 7'4" by 6'0"

OUTSIDE

Attractive Landscaped and Low Maintenance Rear Garden
Recently Upgraded Spacious Driveway

Brick with tiled roof, central heating, double glazing and all services

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.



A FANTASTIC DETACHED family home, fully UPVC double glazed & gas centrally heated, comprehensively upgraded to a superb standard by current owners. Accommodation briefly comprises; entrance porch, reception hallway, attractive lounge, STUNNING dining kitchen with various integrated appliances, utility room, guest W/C, first floor landing, THREE GENEROUS BEDROOMS, stylish bathroom, GARAGE, landscaped enclosed rear garden, recently finished ample driveway to fore.

EPC - C

Tenure - Freehold

Council Tax - D

Construction: Brick with a pitched interlocking tile roof. 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


SEDGLEY



Measurements are approximate. Not to scale. Excludes porches only.
Views and fittings ©2024

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	84
(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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