

**21 Roper Way
Woodsetton
West Midlands
DY3 1BG**

Taylors



Located within highly desirable area of Woodsetton and in striking distance of popular local schools & other amenities.

This attractive home is immaculately presented and comprises of: hallway, guest W/C, attractive lounge-diner, modern fitted kitchen with various integrated appliances, utility room, first floor landing with airing cupboard, **THREE BEDROOMS** (with stylish ensuite to master bedroom & fitted wardrobes to main bedrooms), shower room, integrated garage, well established delightful rear garden with generous driveway to fore.

**Council Tax - D
Tenure - Freehold
Council Tax Band - D**

Viewing: By appointment through Agents SEDGLEY OFFICE

Asking Price £

www.taylors-estateagents.co.uk

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Hallway

Guest WC 6' 4" by 2' 9"

Lounge 16' 2" by 14' 2"

Dining Room 10' 0" by 9' 1"

Modern Fitted Kitchen 10' 0" by 7' 9"
With additional pantry

Utility Room 9' 7" by 7' 9"

FIRST FLOOR

Landing
With airing cupboard

Master Bedroom 12' 0" to built-in wardrobes by 10' 7"

Ensuite Shower Room 8' 3" by 4' 6" max

Bedroom Two 10' 7" max by 9' 5"
With fitted wardrobes

Bedroom Three 7' 8" by 7' 4"

Shower Room 6' 4" by 5' 9"

Integral Garage 18' 8" by 8' 3" max

OUTSIDE

Delightful Private and Well Manicured Rear Garden

Driveway 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

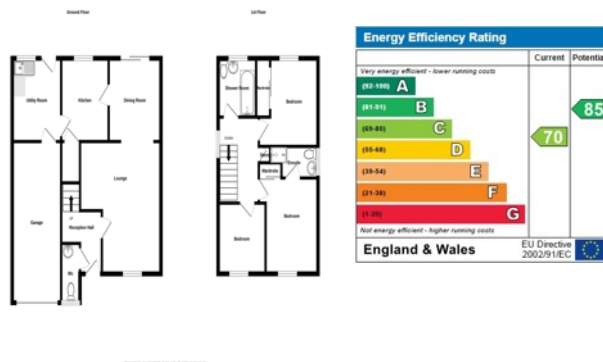
verification from their solicitor or surveyor.

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included 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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