

**82 Sedgley Road
Woodsetton
West Midlands
DY1 4NG**

Taylors



HUGE POTENTIAL! Deceptively spacious traditional terraced property, ideally located for easy access to Coseley & Tipton Train Stations, popular local schools and other amenities.

Being part UPVC double glazed and gas centrally heated, this imposing property also benefits from; entrance porch, reception hall with large cloaks cupboard (10ft), lounge, sitting room, cellar, kitchen, rear hallway, bathroom, separate W/C, first floor landing with THREE DOUBLE BEDROOMS and rear garden.

EPC - TBA. Council Tax- B. Tenure - Freehold.

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 BRANCH**

Asking Price £169,950

www.taylors-estateagents.co.uk

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FIRST FLOOR

Porch

Reception hall with built-in storage and substantial club cupboard

Cloaks cupboard/storage, 10'1" by 4'1"

Lounge, 13'0" max by 12'0".

Living room 13'0" max by 14'0"

Seller 7'6" max by 11'7" max

Inner hall

Kitchen 14'9" max by 9'3" max

Bathroom, 8'5" x 8'5" max

Separate WC 5'2" x 4'2"

FIRST FLOOR LANDING

First floor landing with large storage cupboard

Bedroom 14'0" x 12'10" max with built-in storage cupboard.

bedroom 12'2" x 12'11" max

Bedroom, 12'1" by 13'8"

OUTSIDE

Enclosed Rear Garden

Communal Courtyard

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.

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.

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.

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