



33, Rosalind Avenue
Woodsetton, DY1 4JP

Taylor's

33 Rosalind Avenue Woodsetton

Offers in Region of
£289,950

**WONDERFULLY PRESENTED
*ENLARGED FOUR BEDROOM
GENEROUS DRIVEWAY

▪ ROOM DIMENSIONS

Entrance Porch
Reception Hallway
Guest WC 5' 1" x 2' 8"

Dining Room 13' 11" to bay x 13' 0" max
Extended Living Room 17' 8" max x 11' 8"
Attractive Kitchen Diner 20' 10" max x 7' 7" max

FIRST FLOOR

Landing

Bedroom Two 14' 7" to bay x 11' 9" max
Bedroom Three 11' 5" max x 10' 9"
Bedroom Four 13' 2" x 7' 5"

Stunning Shower Room 7' 4" x 7' 3"
With airing cupboard.

SECOND FLOOR

With large in eaves storage.

Master Bedroom 15' 9" max x 15' 6" max with limited headroom
Ensuite 7' 3" x 6' 9" with limited head room

OUTSIDE

Enlarged Garage 18' 0" max x 16' 2" max
With utility area
Delightful Rear Garden
Spacious Driveway to Fore

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



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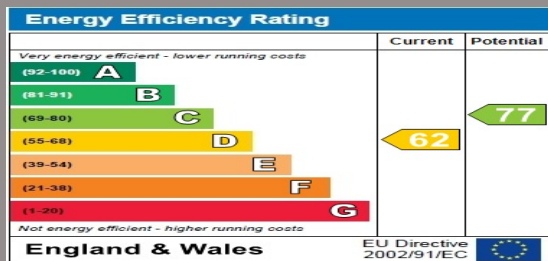
A wonderfully presented and enlarged **FOUR BEDROOM** family home conveniently located on the Woodsetton/ Bramford border within easy reach of popular schools, shops & other amenities. Occupying a prominent corner position with gas central heating & double glazing this fantastic three storey property also benefits from, entrance porch, reception hallway with guest W/C, dining room, **EXTENDED** lounge, attractive dining-kitchen, first floor landing giving access to three bedrooms & stunning family bathroom plus stairs leading to third floor occupied by master suite including eaves storage and ensuite shower room. Outside there is delightful rear garden, larger than average garage with utility area & generous driveway to fore. Tenure - Freehold Council Tax - C EPC - D **SEDGLEY**



TOTAL FLOOR AREA: 1754 sq ft, (162.9 sq m) approx.
 Measurements are approximate. Made to order. Illustrations prepared by
 Made to Order (UK) Ltd

MISREPRESENTATION ACT 1967

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