



25, Wren Street
Woodsetton, Dudley, DY1 4LP

Taylor's

25 Wren Street, Woodsetton Offers in Region of £280,000

- *THREE DOUBLE BEDROOMS
- *DECEPTIVELY SPACIOUS TRADITIONAL FAMILY HOME
- *THREE RECEPTION ROOMS

- ROOM DIMENSIONS

- Entrance Porch
- Reception Hallway with understairs storage
- Dining Room 13'3" to bay by 11'5"
- Lounge 11'6" max by 11'1"
- Conservatory 11'2" by 9'3"
- Modern Kitchen 13'5" by 7'1"
- Utility Area 7'2" by 5'1"
- Snug/Sitting room 12'2" by 7'3"

FIRST FLOOR

- First Floor Landing
- Bedroom One 14'0" to bay by 11'5"
- Bedroom Two 11'3" by 11'0"
- Bedroom Three 14'10" max by 11'0" max not square with range of built wardrobes and dressing table
- Family Bathroom 8'0" by 7'3"
- Integral Garage

OUTSIDE

- Delightful Rear Garden
- Driveway with Garden to Fore

- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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 delightfully presented & deceptively spacious, traditional family home, that is situated in highly popular Woodsetton area & within easy reach of Tipton & Coseley Train Stations, schools and other amenities, This impressive property is gas centrally heated & double glazed while briefly comprising; entrance porch, reception hallway, lounge, dining, sitting room/snug, conservatory, fitted kitchen with various integrated appliances, utility area, first floor landing, THREE DOUBLE BEDROOMS, well established manicured rear garden, driveway with garden to fore. *Mine search available* EPC - D Council Tax - C Tenure - Freehold SEDGLEY



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.

Measurements are approximate. Not scale. Photographs prepared by Taylor & Francis (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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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