



12, Kipling Avenue
Coseley, WV14 9PX

Taylors

12 Kipling Avenue Coseley Offers in Region of £219,950

**GENEROUS CORNER PLOT*

**OFFERS HUGE POTENTIAL AND NO
UPWARD CHAIN*

**DOUBLE GARAGE WITH WORKSHOP*

▪ ROOM DIMENSIONS

Entrance Porch

Reception Hall

Lounge 14'7" by 12'5" max

Dining Kitchen 19'0" by 8'3" max with under stairs storage

Utility Room 9'0" by 7'0"

Guest WC 4'2" by 3'0"

Double Garage 16'9" by 19'4"

Workshop 10'3" by 9'7" max not square

FIRST FLOOR

First Floor Landing with airing cupboard

Bedroom One 10'4" by 11'5" with built-in wardrobes

Bedroom Two 10'7" max by 11'7" with built-in wardrobes

Bedroom Three 8'6" by 8'7" with built-in wardrobes.

Family Bathroom 7'1" by 6'0"

OUTSIDE

Enclosed Rear Garden

Spacious Garden and Drive to Front

- 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.



Nestled within its own generous corner plot, with large Front garden, driveway & double garage is available this spacious family home that offers huge potential and NO UPWARD CHAIN. Being gas centrally heated & double glazed, this impressive property also comprises; entrance porch, reception hallway, lounge, 19" dining kitchen, utility room, guest wc, first floor landing, THREE BEDROOMS, family bathroom, double garage with WORKSHOP, large drive & garden to fore, enclosed garden to rear.

****COAL MINING REPORT AVAILABLE****

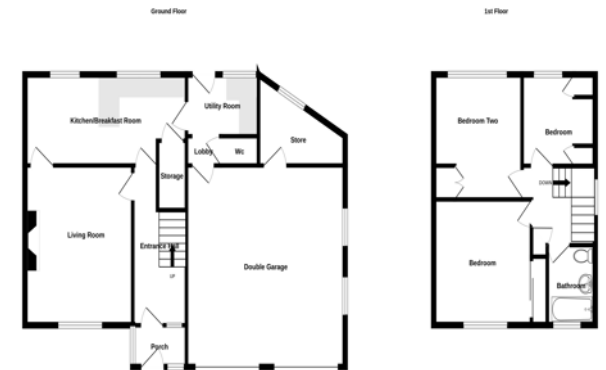
EPC - E Council

Tax - C

Tenure -

Freehold

SEDGLEY



Measurements are approximate. Not to scale. Restrictive covenants may apply. See all reports 01222

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			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents contact details:

2A DUDLEY STREET

SEDGLEY

DY3 1SB

T: 01902 880888

e. Sedgley@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

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