



9 Dawlish Road  
Woodsetton, DY1 4LU

**Taylor's**

# Taylors

9 Dawlish Road  
Woodsetton

**Offers in the region of £  
No Upward Chain**

An attractive significantly enhanced and conscientiously maintained freehold gas centrally heated UPVC double glazed three double bedroom detached family home excellently situated overlooking extensive open space, and within walking distance of many day-to-day amenities.

The property has been enhanced with construction of a conservatory to rear, enlarged kitchen, and the third (double) bedroom reconfigured to form a “home-office” section with additional windows.

The house is set back from the road behind a tarmac driveway/parking area with small lawn section and the accommodation provides:

UPVC double opening doors to:

**ENTRANCE PORCH**

Glazed door to:

**RECEPTION HALL**

Staircase, up to first floor and doors off to:

**LOUNGE FRONT 13'3" into bay by 11'6"**

UPVC double glazed bay window, feature marble, overmantel with a gas fire.

**UNDER STAIRS STORE**

**DINING ROOM REAR 11'5" by 11'0"**

UPVC double glazed French doors to:

**BRICK/UPVC DOUBLE GLAZED CONSERVATORY 10'6" by 9'6"**

Tiled floor, blinds to the UPVC double glazed windows and UPVC double French doors out to garden.

**ENLARGED/TILED KITCHEN REAR 13'5" by 6'10"**

Two UPVC double glazed windows and a PVC panelled door to outside, worksurfaces, stainless steel sink top, “oak” finish wall and base units, gas point, plumbing for washing machine.

**STAIRCASE FROM HALL UP TO:**

**FIRST FLOOR – LANDING REAR**

fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

**CENTRAL HEATING**

The property has radiator central heating by a Worcester gas boiler in garage, which also provides hot water.

**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, two garden sheds, and a greenhouse.. Other items may be available 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.

**VIEWING:** By arrangement through **SEDGLEY OFFICE 01902 880888**

**CONSUMER PROTECTION REGULATION 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



UPVC double glazed window with views of the garden, aluminum loft ladder access to roof-space.  
Doors off to:

**BEDROOM ONE FRONT 13'9" into bay by 11'5"**

UPVC double glazed bay window with distant views.

**BEDROOM 2 REAR 11'4" by 10' 10"**

UPVC double glazed window and a double wardrobe to alcove with a dressing table section.

**L SHAPE BEDROOM THREE FRONT RECONFIGURED TO FORM:**

**BEDROOM SECTION 13'6" by 7'8"**

Two UPVC double glazed windows on two elevations with distant views and a door through to:

**"HOME OFFICE" / OCCASIONAL BEDROOM SIDE 7'4" by 6'1"**

UPVC double glazed window.

**UPGRADED/PART TILE BATHROOM REAR 8'0" by 7'6"**

Two UPVC, double glazed windows onto elevations, fitted basin and WC, corner shower with curved screen and a bath.

**INTEGRAL GARAGE 17'9" by 7'5"**

Metal double doors, side window, shelves, and a Worcester gas boiler full central heating and hot water.

**PATHWAY ALONGSIDE GARAGE GABLE WALL THROUGH A TIMBER GATE TO:**

**DELIGHTFUL, SHELTERED, WELL TENDED REAR GARDEN**

Extensive slab/brick patio, lawn with borders, two timber sheds, aluminium greenhouse, and screen/panel fencing on concrete posts to the three boundaries.

**GENERAL INFORMATION**

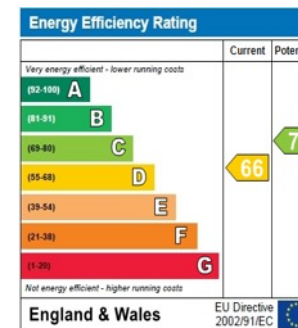
**TENURE**

The vendors advise the property will be **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

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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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 the nor employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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