



30, Woodsorrel Road  
Dudley, DY1 3NP

**Taylor's**

**30 Woodsorrel Road  
Dudley**  
Offers in Region of  
£189,950

- \*THREE GENEROUS BEDROOMS*
- \*MODERN FITTED DINING KITCHEN*
- \*NO UPWARD CHAIN*

▪ ROOM DIMENSIONS

Reception Hall with storage, stairs to first floor accommodation and doors leading to:

Guest WC 5'0" by 2'9" with low-level WC, vanity unit with bowl, mixer tap, wall mounted heated towel radiator, part tiled to walls, obscured double glazed window to side

Lounge 20'0" max by 14'0" max by 14'0" max Two double glazed windows to front, central heating radiator, feature fireplace

Fitted Kitchen Diner, 16'9" by 6'7" range of wall base units, worktops, one and a half stainless steel sink and drainer with mixer taps. Integrated double oven, integrated washing machine and tumble dryer, tiled splashback, double glazed window to:

**FIRST FLOOR**

First Floor Landing

Bedroom One 12'0" by 10'0" with built in wardrobe, radiator and double glazed window to rear

Bedroom Two 13'0" by 7'10" max with radiator and double glazed window to rear

Bedroom Three 11'10" max by 8'3" max with radiator and double glazed window to front.

Stunning Family Bathroom 8'3" by 8'0" white suite comprising of panel bath level WC tiled corner shower cubicle with main shower, vanity unit with bowl and mixed tap and tiled walls, towel radiator, obscure double glazed window to front

**OUTSIDE**

Enclosed Rear Garden.

Driveway 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.



A perfect starter home, ideally located close to popular local schools, shops and transport link such as M6 and Tipton/ Coseley Train Stations respectively. This semi detached property is gas centrally heated, double glazed & briefly comprises; entrance hallway, guest W/C, spacious lounge-dining room, fitted kitchen-diner, **THREE GENEROUS BEDROOMS**, stunning family bathroom, enclosed rear garden with good-sized driveway to fore.

For sale with NO UPWARD CHAIN.

EPC - C

Council Tax - A

Tenure - Freehold

SEDGLEY



Measurements are approximate. Take to scale. Dimensions given are only for information only.

#### MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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# Taylor's

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