



13 George Road
Coseley, WV14 8RB

Taylor's

13 George Road Coseley Offers in Region of £179,950

NO UPWARD CHAIN

TWO BEDROOMS

SEMI DETACHED

▪ ROOM DIMENSIONS

Entrance hallway
Lounge 13'0" x 11'9"
Kitchen Diner 14'4" max x 11'10"
Garage 20'4" max x 7'6" max

FIRST FLOOR

Landing with airing cupboard & storage
Bedroom 13'3" x 11'10"
Bedroom 11'11" x 8'10"
Bathroom 6'1" max x 5'0"
Separate WC 5'9" x 2'7"

OUTSIDE

Enclosed rear garden
Driveway & garden to fore
Clear mine

Flat felt to garage UPVC double glazed gas central heating flat felt roof to wc and dormer 1st floor

▪ 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 deceptively spacious starter home, favourably located within a short distance of Coseley Train Station, local shops & popular schools.

Being well maintained, this superb semi detached property also comprises; entrance hallway, lounge, generous dining kitchen, first floor landing with useful storage, TWO DOUBLE BED-ROOMS, bathroom, separate W/C, garage, enclosed rear garden, good-sized driveway and garden to fore. Available wirth NO UPWARD CHAIN.

Construction: Brick with a pitched interlocking tile roof. & flat felt roof to garage. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(93-100)		83
B	(81-92)		
C	(69-80)		
D	(55-68)		
E	(39-54)	45	
F	(21-38)		
G	(1-20)		
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@taylors-estateagents.co.uk

www.taylors-estateagents.co.uk

Taylors

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