



414 Birmingham New Road  
Coseley, West Midlands, WV14 9QB

**Taylor's**



# 414 Birmingham New Rd Coseley

Offers in Region of  
£269, 950

*\*EXTENDED SEMI DETACHED\**

*\*THREE BEDROOMS\**

*\*NO UPWARD CHAIN\**

▪ ROOM DIMENSIONS

Porch  
Reception hallway  
Lounge 12'7" max x 14'5"  
Extended breakfast kitchen 18'8" x 8'2" max  
Extended family room 19'8" x 9'9" max  
Utility room 18'8" max x 7'8" max  
Shower room 5'6" x 3'5"  
Guest wc 5'4" x 3'5"

FIRST FLOOR

Landing  
Bedroom 11'6" to wardrobes x 10'6" to wardrobes - having a range of fitted & built in wardrobes and dressing table  
Bedroom 11'5" x 8'0" to a range of built in sliding wardrobes and overhead storage  
Bedroom 8'7" x 8'6" with range of built in sliding wardrobes  
Modern shower room 6'11" x 6'0" max  
Garage 15'8" x 7'8" max with electric roller door

Outside

Delightful enclosed rear garden  
Garden room / summer house 15'9" x 9'8" with mains power and lighting  
Adjoining Shed 9'8" x 3'3"  
Secure gated driveway

▪ 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.





An OUTSTANDING semi-detached family home, offering easy access to Coseley Train Station, J10 - M6 (motorway) Wolverhampton & Coseley Town Centres along with popular local schools and other amenities.

This EXTENDED property is gas centrally heated & UPVC double glazed and briefly comprises; entrance porch, reception hallway, lounge, enlarged living/ dining room, STUNNING EXTENDED BREAKFAST KITCHEN with various integrated appliances, utility room ground floor shower room, guest W/C, first floor landing THREE BED-ROOMS (all with useful built in storage/ ward- robes), modern shower room with electric underfloor heating, integrated garage (with elec- tric door) summer house (with mains power & lighting) with adjoining shed, well kept private rear garden, secure gated driveway to fore.

EPC - C. Council Tax - C. Tenure - Freehold. NO UPWARD CHAIN. \*\*Mine Search Available\*\* Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage:

[checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)  
[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

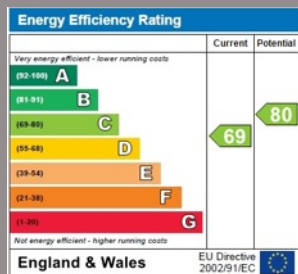
SEDGLEY BRANCH

#### MISREPRESENTATION ACT 1967

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# Taylors

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