



**LOCKS VIEW,
WORDSLEY, STOURBRIDGE DY8 4XW**



Taylor's

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Occupying a **TRULY DELIGHTFUL** and **PEACEFUL SETTING** within this **MOST ESTABLISHED CUL-DE-SAC ADDRESS** of **WORDSLEY**, not far from **LOCAL AMENITIES**, **PUBLIC TRANSPORT** (such as local bus routes) and **RELAXING CANALSIDE WALKS**, stands this **TWO BEDROOM SEMI-DETACHED BUNGALOW** with **GENEROUS OFF-ROAD TARMAC DRIVEWAY** to the front and a **SUNNY ASPECT REAR GARDEN**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, whilst further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge diner, kitchen, two good bedrooms and a modern shower room. To be **FULLY APPRECIATED** a viewing is **ESSENTIAL** and to do so please contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Standard brick construction with pitched tiled roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **C**. EPC **C**.



The property accommodation is set over one floor and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 11' 3" (max) x 2' 9" (max)
Having an obscure UPVC double glazed front door, a gas central heating radiator, ceiling lighting and doors to further accommodation.

LOUNGE 16' 7" (max) x 9' 3" (max)
Entered through a door from the entrance hallway having feature electric fire with wood mantle and stone hearth, a gas central heating radiator, UPVC double glazed French doors to garden aspect and ceiling lighting.

KITCHEN 10' 7" (max) x 7' 1" (max)
Entered through a door from the lounge. At floor level there are a good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for cooker and grill combination and space for a fridge/freezer.

On approach the property greets you with a full length tarmac driveway with adjoining shaled area providing some potting borders for mature shrubs. To the rear stands;

REAR GARDEN

A well maintained and most pleasant space having patio area, lawn areas together with adjoining potting borders and space for a garden shed together with garden greenhouse. It offers peace and tranquillity for its next owner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there are a good range of wall mounted cupboard units, a UPVC double glazed window unit to side aspect, an obscure UPVC double glazed French door to garden aspect, loft hatch to loft space, a wall mounted boiler and ceiling lighting.

BEDROOM ONE 10' 10" (to wardrobe opening) x 8' 9" (max)

Entered through a door from the entrance hallway having a gas central heating radiator, built-in wardrobes, UPVC double glazed window unit to front aspect and ceiling lighting.



BEDROOM TWO 9' 8" (max) 7' 8" x (max)

Entered through a door from the entrance hallway having a gas central heating radiator, a UPVC double glazed window unit to front aspect and ceiling lighting.

SHOWER ROOM 7' 3" (max) x 5' 7" (max)

Entered through a door from the entrance hallway well appointed with a three piece shower suite consisting of a fitted corner shower with shower tray and sliding shower screen doors, a pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heating radiator, wall tiling and obscure UPVC double glazed window unit to side aspect, extractor fan and ceiling lighting.



OUTSIDE

The property is delightfully situated in a highly sought after and quiet cul-de-sac address of Wordsley not far from lovely canalside walks.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **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.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** 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 **STOURBRIDGE OFFICE (01384) 395555**

CONSUMER PROTECTION REGULATIONS 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 on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning 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.

Agents contact details:

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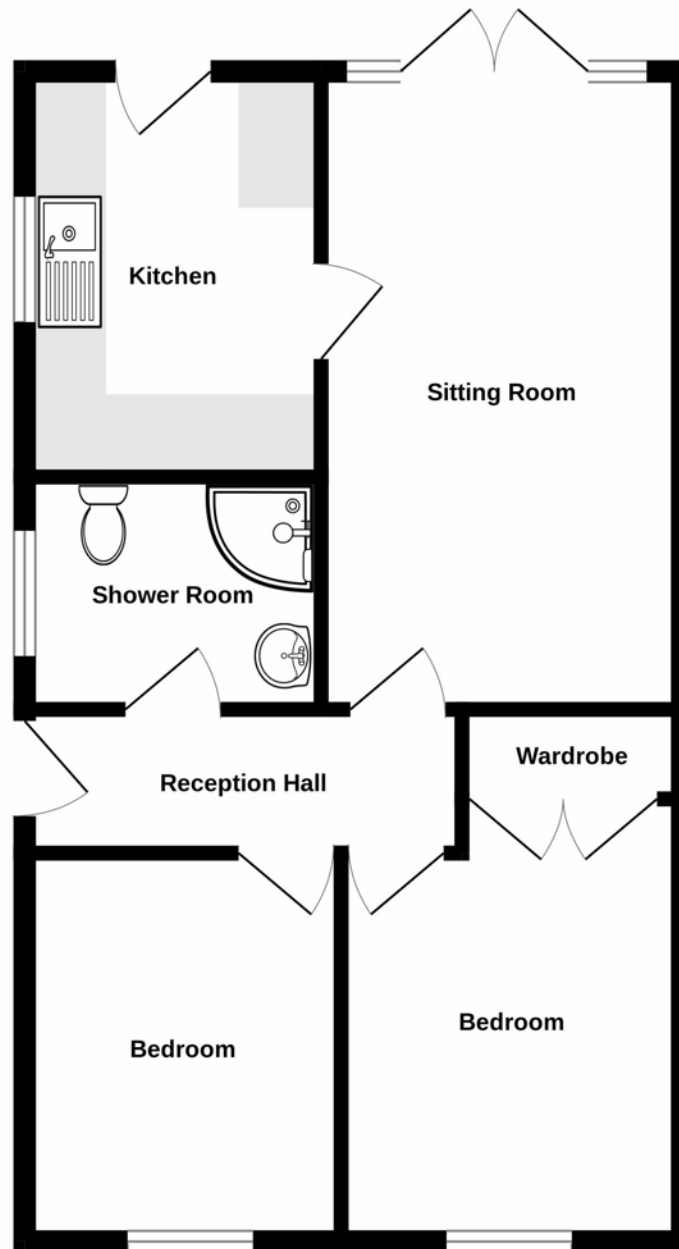
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MISREPRESENTATION ACT 1967

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