



41 PETFORD STREET
CRADLEY HEATH

Taylors

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Conveniently located modern terrace in cul de sac.

Entrance Hall

Kitchen

7' 10" x 7' 8" (2.39m x 2.34m)

Having range of floor and wall cupboards, cooker hood, front double glazed window, cooker, fridge freezer, washer and recess for dishwasher

Living Room

17' 3" max x 11' 9" (5.25m x 3.58m)

Having fireplace with electric fire, double glazed double doors to the garden, stairs off

Landing

Bedroom 1

12' 8" max x 11' 9" max (3.86m x 3.58m)

L shaped

Bedroom 2

10' 11" x 6' 9" (3.32m x 2.06m)

Bathroom

7' 6" x 4' 10" (2.28m x 1.47m)

Having panel bath with Triton shower above, hand basin and WC

Rear Garden

With patio, lawn and shed

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 IDEAL HOME FOR FIRST TIME BUYERS. Conveniently located modern terrace in cul de sac. Having gas central heating ,double glazing and **NO UPWARD CHAIN.** Hall fitted Kitchen with cooker, fridge freezer and washer, Good Size Living Room, Two bedrooms, Upstairs Bathroom, Rear Garden and Parking in cul de sac. All main services connected.

Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B.

EPC-D.

Walls Brick, tiled roof

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 their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	69
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Agents contact details:
 19 - 21 HAGLEY ROAD,
 HALESOWEN
 B63 4PU
 T. 0121 550 3978
 e. halesowen@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk



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Offices at:
 KINGSWINFORD HALESOWEN
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