



48 Tack Farm Road,
WORDSLEY, DY8 5DP



Taylor's

48 Tack Farm Road, WORDSLEY

Price: £250,000

A SUBSTANTIALLY EXTENDED and BEAUTIFULLY IMPROVED, SEMI-DETACHED FAMILY HOME with a **LARGE BLOCK PAVED FRONTAGE** plus rear access to the **GARAGE**. The **WELL APPOINTED** layout is **VERY SPACIOUS** throughout, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, large front lounge, separate rear sitting room, large extended dining kitchen with integrated appliances and **UTILITY AREA** off, **THREE LARGE BEDROOMS** and bathroom with separate shower. To the rear is a private and **ATTRACTIVELY LAID OUT GARDEN** which includes lawn with pergola and gate to further garden area which includes a secluded seating area, pond, greenhouse and double gates to the rear access. The property is a short distance from popular schools, shops and amenities and pleasant canal side walks. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C. Kingswinford Office

GROUND FLOOR

RECEPTION HALL: Having stairs to the first floor, meter cupboard, UPVC double glazed window to the side and light wood style floor.

LOUNGE 12' 3" x 11' 9": With a UPVC double glazed window to the front, feature fireplace surround, a light wood style floor and radiator.

SEPARATE SITTING ROOM 11' 9" x 10' 8": With UPVC double glazed French doors to the garden, a light wood style floor, fireplace surround and radiator.

EXTENDED BREAKFAST KITCHEN 12' 10" (6' 4" minimum) x 16' 8": An impressive extended kitchen with vaulted ceiling and Velux window including a range of grey shaker style units incorporating the one and a half bowl sink drainer unit with mixer tap, recess and plumbing for dishwasher, recess for a range style cooker with cooker hood above, **INTEGRATED FRIDGE/INTEGRATED FREEZER**, ample cupboard and drawer storage space, a UPVC double glazed window to the front, **BREAKFAST AREA** which includes a heated towel rail and space for table and chairs and furthermore the breakfast kitchen leads round to the:

UTILITY AREA 6' 7" x 5' 1": Including a small Belfast style sink, recess and plumbing for washing machine, a UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden.

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.

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.

COUNCIL TAX BAND B.

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





FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side, loft access hatch and built-in linen cupboard.

BEDROOM ONE 12' 3" x 10' 3": Having UPVC double glazed window to the front and radiator.

BEDROOM TWO 10' 10" x 9' 10": Providing UPVC double glazed window to the rear and radiator.

BEDROOM THREE 9' 5" x 7' 5" maximum: With a UPVC double glazed window to the front and built-in storage.

BATHROOM 7' 8" x 5' 5": Including the bath, separate shower cubicle, push button flush WC, wash basin, UPVC double glazed window to the rear, full height tiling to the walls, heated towel rail and a UPVC double glazed window to the side.

OUTSIDE

The property is set back beyond the LARGE BLOCK PAVED FRONTAGE and there is a communal driveway approach to the rear of the property to the:

SECTIONAL GARAGE 23' 0" x 7' 10" (approximate external measurements)

REAR GARDEN: An attractively landscaped garden which includes decking with feature lighting, well maintained lawns with pathway alongside and side border. There is a gate through which is the garden pond, GREENHOUSE and a secluded seating/patio area. Double gates lead out to the rear of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

CONSUMER PROTECTION REGULATIONS 2008

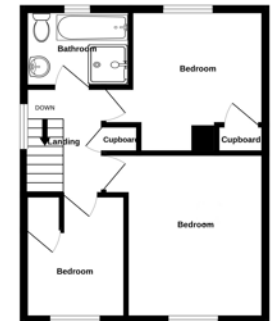
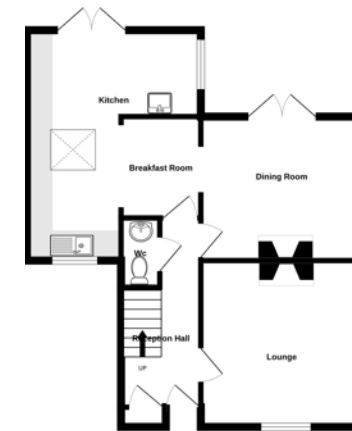
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PLANNING PERMISSION/ BUILDING REGULATIONS

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.

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.

TAKS



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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.



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