



15 Mellowdew Road,
WORDSLEY, DY8 5NG

Taylor's

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Price: £250,000 - NO UPWARD CHAIN

Located within a sought after address, a short walk from local shops, bus routes and park, this **MODERN SEMI-DETACHED BUNGALOW** combines a sought after location with a **GOOD SIZED** layout of accommodation which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall, generous lounge/diner, fitted kitchen, **TWO GOOD SIZED BEDROOMS**, both with fitted wardrobes and bathroom. The property is set back from the road beyond the front garden with **DRIVEWAY, LARGE CARPORT, SINGLE GARAGE** and to the rear enjoying a private and sunny garden. Available for sale with **NO UPWARD CHAIN**.

THE ACCOMMODATION

ENTRANCE PORCH 5' 4" x 3' 0": Entered via a UPVC double glazed door having UPVC double glazed windows upon two sides and door to:

RECEPTION HALL: Measures some 16' 1" having loft access hatch, radiator.

LOUNGE DINER 19' 5" x 11' 3" maximum measurements: With a double glazed patio door to the rear garden, fireplace and radiator.

FITTED KITCHEN 8' 11" x 7' 10": Including the stainless steel sink drainer unit, gas cooker, appliance space, ample cupboard and drawer storage space, double radiator, UPVC double glazed window to the rear, door to the side and extractor fan.

BEDROOM ONE 13' 3" x 8' 11": With a UPVC double glazed window to the front, **BEDROOM FURNITURE** and radiator.

BEDROOM TWO 10' 0" x 8' 7": Again with a UPVC double glazed window to the front, radiator and **BEDROOM FURNITURE**.

BATHROOM 8' 11" x 7' 0" maximum: Including an easy access bath, pedestal wash basin, low level flush WC, radiator, part tiling to the walls, a UPVC double glazed window to the side and **AIRING CUPBOARD**.

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**. Taylor's 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 C.

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.** Taylor's 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





OUTSIDE

The property is set back beyond the front garden with the DRIVEWAY alongside and double gates open to the:

CARPORT 32' 5" x 7' 4"': With gated access to the rear garden and up and over door to the:

GARAGE: Entered via the up-and-over door.

REAR GARDEN: Comprising of an almost full width block paved patio and a level shaped lawn, garden pond, side borders and timber shed. The garden enjoys a private and sunny rear aspect.

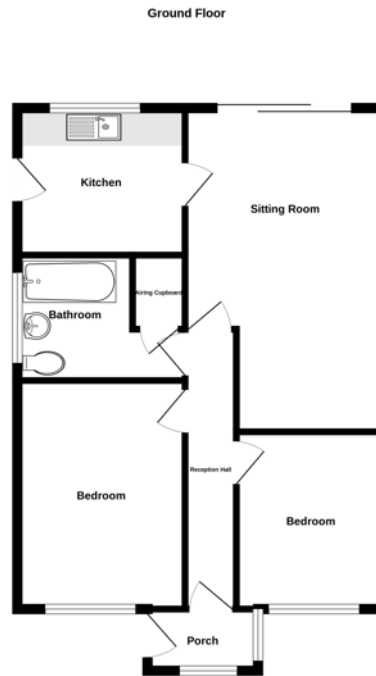
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CONSUMER PROTECTION REGULATIONS 2008

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.



Melwood Rd, Dy6 5rg
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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