



43 Elmwood Road,
WORDSLEY, DY8 5JL



Taylor's

43 Elmwood Road, WORDSLEY

Price: £275,000 - NO UPWARD CHAIN

BACKING ONTO BEAUTIFUL OPEN COUNTRYSIDE, this **MODERN, LINK-DETACHED BUNGALOW** is well located from the fringes of the sought after Forest Lawns development and convenient for local shops and amenities. The accommodation enjoys **ELEVATED VIEWS** and offers a **GENEROUS** and **WELL PRESENTED** layout which includes **GAS CENTRAL HEATING** (combination boiler approximately 2/3 years old), **REPLACEMENT UPVC DOUBLE GLAZING** and comprises: reception hall, large lounge diner, fitted kitchen, inner hall, **TWO GOOD SIZED BEDROOMS** and modern shower room. The bungalow is gently elevated back beyond the front garden with the **FRONT/SIDE DRIVEWAY, GARAGE** and to the rear offering a **VERY PRIVATE SUNNY GARDEN WITH PATIO, LAWNS AND BACKING ONTO COUNTRYSIDE**. Available for sale with **NO UPWARD CHAIN**.

THE ACCOMMODATION

RECEPTION HALL: Entered via a recently installed UPVC double glazed door with UPVC double glazed window alongside, there is **BUILT IN STORAGE** off which houses the Baxi combination boiler which was installed approximately 2/3 years ago.

LOUNGE DINER 18' 5" x 11' 9": Having UPVC double glazed bow window to the front aspect, gas fire with feature fireplace surround and radiator.

KITCHEN 8' 6" x 7' 10": Including a one and a half bowl sink drainer unit with mixer tap, recess and plumbing for washing machine, cooker, base and wall cabinets, recess for fridge freezer, radiator and a UPVC double glazed window to the side.

INNER HALL: With loft access hatch, **BUILT-IN STORAGE** and doors to:

BEDROOM ONE 11' 2" x 9' 10": With a UPVC double glazed window to the rear, a UPVC double glazed door to the rear garden and radiator

BEDROOM TWO 9' 10" x 9' 1": Again with a UPVC double glazed window to the rear and radiator.

SHOWER ROOM 6' 6" x 5' 5": Including a shower cubicle, low level flush WC, full height tiling to the walls, radiator and a UPVC double glazed

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





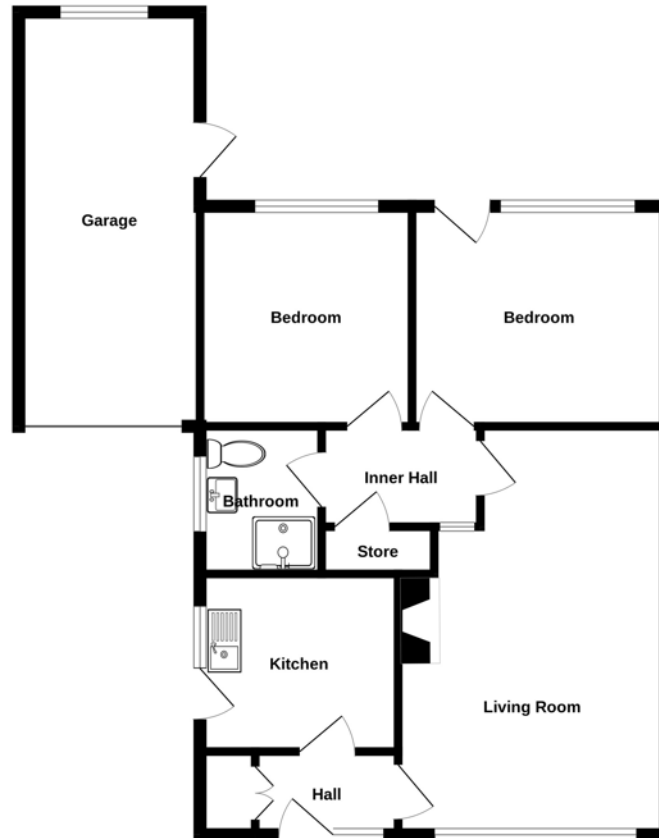
window to the side.

OUTSIDE

The property is gently elevated beyond the front lawn with the FRONT/SIDE DRIVEWAY alongside which provides off-road parking and access to:

GARAGE 16' 7" x 8' 1"': Entered via an up-and-over door and having door to the garden and a UPVC double glazed window to the rear.

REAR GARDEN: A private and sunny garden which backs onto countryside and generous level patio with door to the garage, steps up to beautifully maintained lawns, greenhouse and established side borders.



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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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MISREPRESENTATION ACT 1967

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