



9 Milford Close,
WORDSLEY

Taylors

Taylor's

9 Milford Close, WORDSLEY

Price: O.I.E.O £270,000 - NO UPWARD CHAIN

Set back beyond the **LARGE BLOCK PAVED DRIVEWAY**, this **EXTENDED, MODERN, DETACHED FAMILY HOME** offers a **GENEROUS** layout of accommodation which requires some updating, includes **GAS CENTRAL HEATING, DOUBLE GLAZING** and comprises: entrance porch, reception hall with ground floor WC off, large full depth lounge with French doors to the rear garden, separate dining room, a quality fitted kitchen with integrated appliances, **THREE GOOD SIZED BEDROOMS** and family bathroom. The property is further enhanced by the **GARAGE** and is a short walk from village shops, schools and amenities. There is also easy access to Kingswinford and Stourbridge town centres. Available for sale with **NO UPWARD CHAIN**.

GROUND FLOOR

ENTRANCE PORCH 7' 1" x 2' 8": Entered via a PVC double glazed door having two double glazed windows to the front.

RECEPTION HALL: Having stairs to the first floor, radiator and door to:

GROUND FLOOR WC: With low level flush WC, wash basin.

LARGE FULL DEPTH LOUNGE 23' 6" x 12' 10": With a double glazed bow window to the front, double glazed French doors to the rear garden, radiator, feature fireplace and double doors to:

DINING ROOM 10' 8" x 7' 5": With a double glazed window to the rear, double radiator, built-in storage and further door to:

FITTED KITCHEN 13' 1" x 8' 3": Appointed with a range of light wood style units with surmounted work tops including the stainless steel one and a half bowl sink drainer unit with mixer tap, recess and plumbing for washing machine and cupboard storage space below. The units return to include the INTEGRATED HOB, INTEGRATED DISHWASHER, ample drawer and cupboard storage space, there is an INTEGRATED OVEN, INTEGRATED MICROWAVE, INTEGRATED FRIDGE and INTEGRATED FREEZER. Furthermore there is a double glazed window to the rear and UPVC double glazed door to the rear garden.

FIRST FLOOR

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 TBC.

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 LANDING: With a window to the side, loft access hatch, AIRING CUPBOARD, radiator and doors to:

BEDROOM ONE 13' 3" x 10' 8": With a double glazed window to the front, FITTED BEDROOM FURNITURE and radiator.

BEDROOM TWO 9' 5" x 10' 7": With a double glazed window to the rear, fitted wardrobes and radiator.

BEDROOM THREE 10' 0" x 8' 0" (maximum measurements): An "L" shaped room which has a double glazed window to the front, radiator and built-in wardrobe/storage.

FAMILY BATHROOM 7' 11" x 5' 10": Including the bath with shower above, fitted furniture incorporating the wash basin and push button flush WC, there is full height tiling to the walls, heated towel rail, two double glazed windows to the rear and spotlights.

OUTSIDE

The property is gently elevated from the road beyond the large BLOCK PAVED DRIVEWAY which provides ample off-road parking, there is gated side access and an approach to:

GARAGE 16' 4" x 8' 2": Entered via an up-and-over door having door and window to the side, built-in storage, wall mounted gas boiler.

REAR GARDEN: Including a full width paved patio with gated side access off, there are steps up to Cotswold chippings with feature circular paving, ornamental garden pond, side borders, a raised rear border and timber shed. The rear garden enjoys a private aspect.

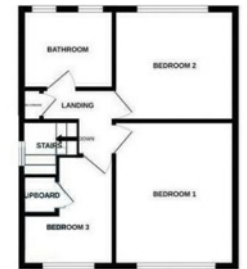
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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		
69-80	C		80 C
55-68	D	65 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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