



87 WENDOVER ROAD
B65 8LQ

Taylors

87 WENDOVER ROAD ROWLEY REGIS

*Delightfully improved semi detached house in
cul de sac.*

Porch

With double glazed door entrance

Hall

With fitted shoe cabinet

Living Room - 7.52m x 3.84m (24'8" x 12'7"
narrowing to 9'6")

With front bow window, fireplace with gas fire,
dining area with double glazed sliding doors to the
garden

Fitted Kitchen - 3.43m x 2.92m (11'3"max x 9'7"max)
With a range of units including double oven, 5 ring
hob, deep drawers, floor and wall cupboards. Pantry
off.

Utilitiy Room - 2.87m x 2.46m (9'5"into dr recess x
8'1")

With double glazed door and window to the garden
Landing

Loft access with ladder

Bedroom One - 3.81m x 3.71m (12'6"into wardrobes
x 12'2")

With range of fitted wardrobes

Bedroom Two - 3.53m x 3.48m (11'7" x 11'5")

With views

Bedroom Three - 2.51m x 1.91m (8'3" x 6'3")

Bathroom - 2.51m x 2.03m (8'3" x 6'8")

With tiling to walls, jacuzzi style bath, corner
shower cubicle, WC and handbasin with cupboards
beneath

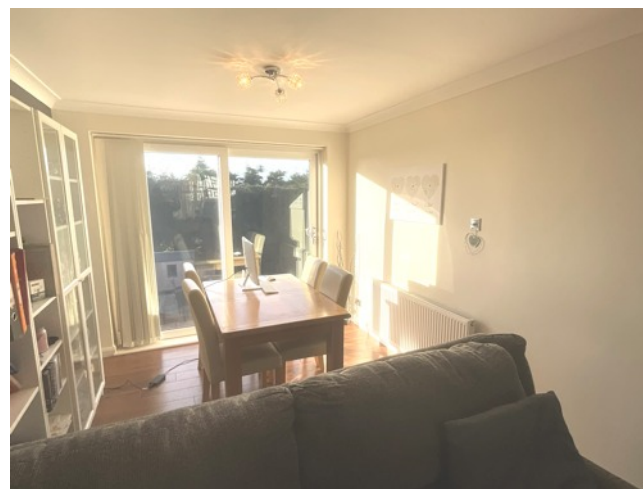
Garage - 4.52m x 2.62m (14'10" x 8'7")

With electric front door, lighting and power

Rear Garden

Having views of Clent, sunny aspect, wide patio,
tiered shaded gardens, Shed and external tap

These particulars are intended only as a guide and must no 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.



Delightfully improved semi detached house in cul de sac, having wide block paved drive, sunny rear garden and PANORAMIC REAR VIEWS. With gas central heating, PVC double glazing internal inspection essential - Porch, Hall, Spacious through Living Room with Dining Area, Attractive fitted Kitchen with oven and hob, Good size Utility, THREE BEDROOMS, Super Bathroom with shower cubicle, Garage with electric door. All main services connected. Tenure Freehold, Council Tax band C. EPC D. Broadband/Mobile coverage: wall - brick, tiled roof, flat felted to single storey area. Long term flood risk, surface water low, rivers very low

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		76
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

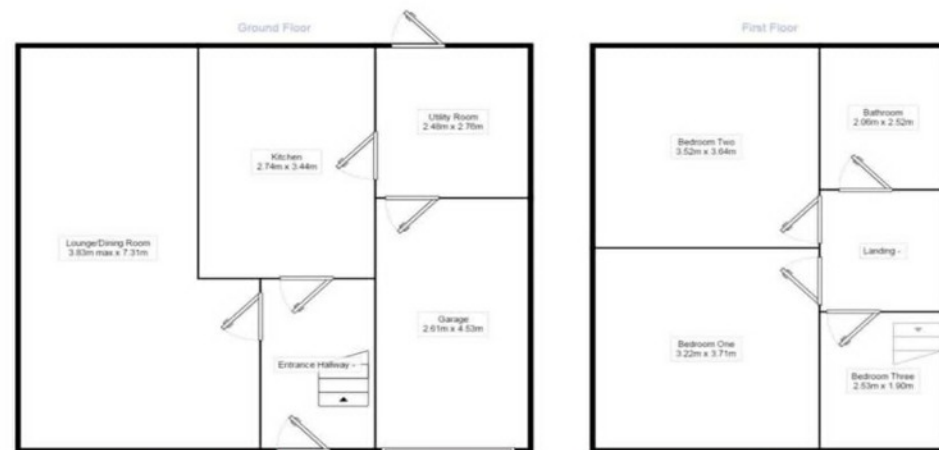
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