



# Bloore King & Kavanagh

Sales & Lettings



**5 Maywood Close**  
West Midlands, DY6 9DH

**Offers In The Region Of £350,000**

## Property Description

Generously spacious TWO BEDROOM DETACHED BUNGALOW situated in a sought after area of DY6 and within the catchment area for local schooling at Summerhill School.

The property is briefly comprising of; entrance hall, separate WC, large lounge, dining area, fitted kitchen, two bedrooms and a shower room.

Also benefitting from an integral garage, off road parking and a beautiful enclosed rear garden.

Offering no upward chain and available to view from the 22nd July 2024. EPC - D / CT Band - D

## Entrance Hall

Doors leading to separate WC, one bedroom and large lounge.

## Separate WC

1.32m x 1.19m (4'3" x 3'10" )

Low level flush and pedestal wash hand basin installed. Window to side.

## Lounge

3.40m x 5.35m (11'1" x 17'6" )

Archway leading through to dining area. Electric fire installed with surround. Window to front.

## Fitted Kitchen/Diner

6.19m x 2.94m (20'3" x 9'7" )

Window to the rear and access available to the rear and side. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with hob and extractor over, integral washing machine, integral dishwasher and an integral fridge freezer.

## Bedroom One

3.47m x 3.91m (11'4" x 12'9" )

Window to rear. Fitted wardrobes and drawer units installed.

## Bedroom Two

3.47m x 2.76m (11'4" x 9'0" )

Window to side. Fitted wardrobes installed and a separate drawer/desk unit.

## Shower Room

2.51m x 2.10m (8'2" x 6'10" )

Window to side. Three piece suite comprising low level flush, pedestal wash hand basin and mains fed shower installed within double corner shower cubicle. Bidet also available.

## Integral Garage

2.59m x 5.23m (8'5" x 17'1" )

Up and over door to front. Gas meter installed.



## Rear Garden

Concrete laid pathway on entry and side with steps leading up to large lawned area with borders.

## Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

**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. B K and K 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. **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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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