



**HOLLY CLOSE, OFF ENVILLE ROAD,
KINVER, SOUTH STAFFS DY7 6BP**





HOLLY CLOSE, OFF ENVILLE ROAD, KINVER, SOUTH STAFFS DY7 6BP

Following a significant refurbishment, and having been **SUCCESSFULLY REPLANNED**, this **BEAUTIFULLY PRESENTED, TWO BEDROOM, DETACHED BUNGALOW** enjoys a setting in this quiet, established close, just off Enville Road. The newly installed gas centrally heated and double glazed accommodation, is conventionally planned over one floor, to include: Reception Hall with double door cloaks cupboard, Pleasant Large Sitting Room, **STUNNING REFITTED OPEN PLAN DINING KITCHEN**, Two Double Bedrooms and **STYLISH REAPPOINTED SHOWER ROOM**. Easy frontage with **GENEROUS NEW DRIVEWAY**, Garage with remote operation and with an Enclosed Rear Garden. Available for sale with **NO UPWARD CHAIN**. Council, Tax Band D.

In further detail;

THE ACCOMMODATION

A side facing composite door with inset obscure double glazing, and with an adjoining UPVC obscure double glazed panel, opens to the;

RECEPTION HALL 10' 10" x 6' 0"

Which includes a central heating radiator, mains connected smoke alarm, ceiling light point and has regency styled white painted doors which radiate off;

SUCCESSFULLY REPLANNED AND REFITTED DINING KITCHEN 17' 2" x 9' 5"

Undoubtedly a most notable feature of the bungalow, with UPVC double glazed windows to either side, and with the initial DINING AREA having ample space for the arrangement of dining table, chairs and other furnishings upon an oak styled Amtico flooring. In addition there is central heating radiator, coving to the ceiling, ceiling light point and an OPEN PLAN approach to the;

WELL FITTED KITCHEN

Which has an excellent range of "pebble grey" cupboard fronted units with the base cupboards and drawers being surmounted by contrasting "oak styled" work surfaces together with an inset stainless steel one and a half bowl sink and drainer having a mixer tap above. The "built-in cooker arrangement" comprises a ceramic hob with splashback rising to a stainless steel canopy hood. To an opposing wall there is the built-in fan assisted electric double oven which has an integrated grill, and, to the side, there is a built-in fridge with separate freezer below.

GARAGE 17' 6" x 7' 9"

With a roller door operated via "remote control", concrete floor, wall mounted Worcester BOSCH self-condensing combination boiler system, ceiling light point and with both a UPVC part obscure double glazed door and a UPVC obscure double glazed window.

ENCLOSED REAR GARDEN

May be approached from the UPVC double glazed double opening doors from bedroom two/occasional room, or alternatively from the head of the garage. An initial patio extends to a shaped level lawn which has surrounding borders with an array of specimen plants and shrubs.

THE SELLING AGENTS WOULD WISH TO ADVISE PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

Built-in “full sized” dishwasher, additional appliance space, and with a range of wall mounted cupboards at eye-level providing for additional storage. Continuation of the oak styled Amtico flooring from the dining area and with an array of recessed LED ceiling lights.

Also from the dining area, there is an OPEN PLAN approach to the;

SITTING ROOM 17' 2" x 10' 10" (at widest points)

Naturally well illuminated via two UPVC double glazed windows, one to the front elevation and the other to the side. There is a fireplace which beholds a “log effect” electric heater, together with central heating radiator, coving to the ceiling and two ceiling light points.

Returning to the reception hall, doors continue to lead off;

BEDROOM ONE 10' 10" x 10' 7"

With a large UPVC double glazed window viewing to the enclosed rear garden and further with a central heating radiator and ceiling light point.

BEDROOM TWO/OCCASIONAL ROOM 10' 10" x 9' 4" (when measured at widest points)

A multi-purpose room which could be utilised as the second bedroom, or perhaps as an occasional room with sofa bed type arrangement. There are UPVC double opening double glazed doors which open to the rear garden, central heating radiator and ceiling light point.

MODERN REAPPOINTED SHOWER ROOM 7' 1" x 5' 10"

With a UPVC obscure double glazed window and appointed with a white suite to include a large corner shower enclosure having both a fixed head and hand held shower within, and with full height splashback tiling forming a surround which continues to both the “winged” hand wash basin which is part recessed into a double door vanity cupboard, and has low level WC to one side with an enclosed cistern. Fashionable “ladder styled” heated towel radiator, “greyed oak style” Karndean flooring, ceiling extractor fan and with a ceiling light point.

DOUBLE DOOR CLOAKS CUPBOARD

Conveniently approached from the reception hall.

OUTSIDE

The setting enjoyed by the bungalow is of notable appeal, found off the established Enville Road and forming part of a quiet close. Set back behind a SUCCESSFULLY RELANDSCAPED FRONTAGE there is a GENEROUS DRIVEWAY affording ample vehicular parking space, with such extending alongside the bungalow to provide an approach to the;

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.

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.

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.

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

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

CONSUMER PROTECTION REGULATIONS 2008

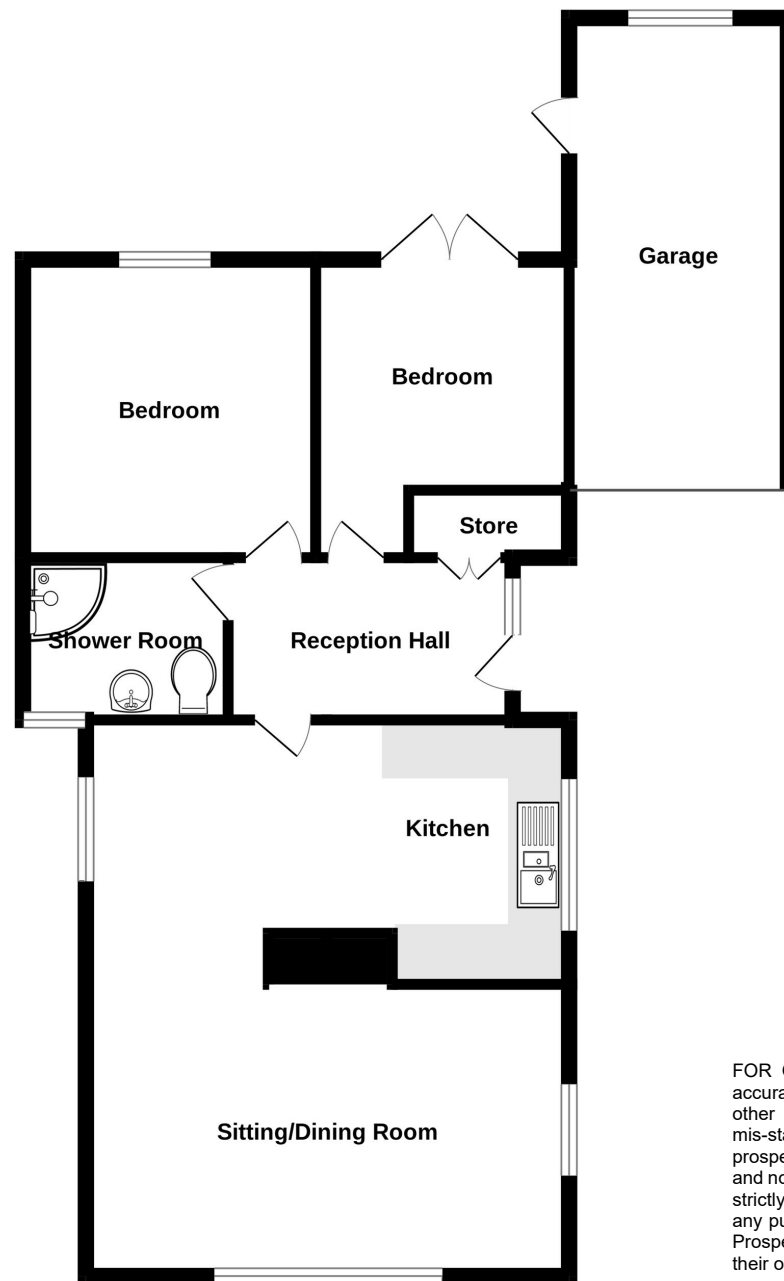
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout or seek the advice of their own professional advisors (surveyor or solicitor).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk