



**FAIRFIELD DRIVE, KINVER,
SOUTH STAFFORDSHIRE DY7 6EW**

Taylor's



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Pleasantly situated to form part of this established close, just off the thoroughfare of Fairfield Drive itself, this **TWO BEDROOM, SEMI-DETACHED BUNGALOW** has great potential. Now requiring sympathetic updating and improvement, this is a property which could create a really lovely home in this desirable village location. The arrangement of accommodation includes **GAS CENTRAL HEATING** (not checked/tested) and **DOUBLE GLAZING** and the property is readily accessible to the village high street amenities. The selling agents would wish to advise prospective purchasers that this is a property being offered "for sale" with **NO UPWARD CHAIN**. Tenure: Freehold. Construction: Brick/pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D.



In further detail;

THE ACCOMMODATION

A side facing UPVC door with inset ornate double glazing opens to the;

"L" SHAPED RECEPTION HALL

With central heating radiator, coving to the ceiling, ceiling light point and doors which lead off;

SITTING ROOM 19' 10" x 10' 10"

With double glazed patio doors at the rear, fireplace which includes a projecting hearth, central heating radiator, three wall light points, coving to the ceiling and ceiling light point.

BREAKFAST KITCHEN 18' 1" x 8' 8" (when measured at widest points)

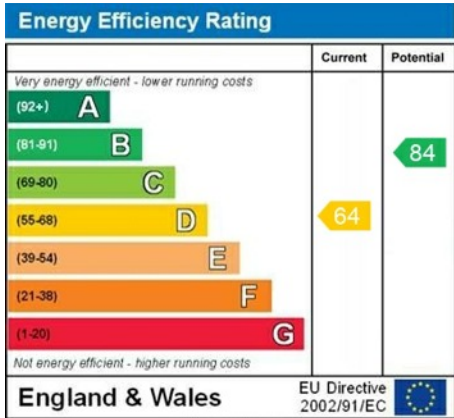
With two double glazed windows, variety of fitted base and wall cupboards, with the base units being surmounted by roll edged work surfaces.



REAR GARDEN

An aspect which is principally level, has established borders and an initial patio. Once again, an aspect of the property which has potential.

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There is also an inset one and a half bowl sink and drainer, splashback tiling, and integrated appliances (which have not been checked/tested) which include a hob, oven and microwave. Tiled floor, suitable space for breakfasting table and chairs, wall mounted gas fired boiler system (not checked/tested), two ceiling light points and with UPVC double glazed patio doors to the side.

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

BEDROOM ONE 10' 10" x 9' 9"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

BEDROOM TWO 9' 10" x 9' 0"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

BATHROOM 6' 0" x 5' 6"

With a UPVC obscure double glazed window and appointed with a white suite to include bath, pedestal wash hand basin and low level WC. Full height wall tiling, central heating radiator and ceiling light point.

LINEN CUPBOARD

Approached off the reception hall.

OUTSIDE

Set back behind a lawned foregarden an adjoining driveway provides for vehicular parking space and extends to a SINGLE GARAGE.

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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk



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

www.taylors-estateagents.co.uk