



7 Sandhurst Grove,
WORDSLEY, DY8 5RH



Taylor's

7 Sandhurst Grove, WORDSLEY

Price: £330,000 - NO UPWARD CHAIN

Enjoying a stunning location and distant views, this **SUBSTANTIAL DETACHED FAMILY SIZED BUNGALOW** is superbly located at the head of a desirable cul de sac, convenient for schools, local shops and amenities. The **GENEROUS** and **WELL PRESENTED** layout includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: L shaped reception hall, spacious lounge with large front and side windows overlooking the splendid views, dining room, spacious kitchen, **CONSERVATORY**, **THREE GOOD SIZED BEDROOMS** and bathroom with separate shower. The bungalow, ideal for keen gardeners and families, is set within generous mature gardens and is situated above the **DRIVEWAY** which leads to the **TANDEM LENGTH GARAGE**. To the front is a private garden with lawns and patio, from which panoramic views may be enjoyed. There is a further private lawned garden to the side and an additional stone patio, pathway and small grassed area to the rear. Available with no upward chain. Council tax band - D. EPC - D. **KINGSWINFORD OFFICE**

THE ACCOMMODATION

RECEPTION HALL: Entered via a 'textured' glazed door having radiator, built-in storage and loft access hatch.

LOUNGE 19' 3" x 11' 10": With a UPVC double glazed bow window to the front, a UPVC double glazed window to the side, both offer superb elevated views, there is radiator and wall light points.

DINING ROOM 9' 0" x 8' 10": With a UPVC double glazed window to the front and radiator.

KITCHEN 13' 9" x 8' 11": Appointed with a range of oak wood style units including the stainless steel one and a half bowl sink with mixer tap, recess and plumbing for dishwasher, recess for fridge, recess for freezer, space for cooker, radiator, ample cupboard storage space, window to the side, wall mounted gas boiler and door to the rear garden.

CONSERVATORY 18' 3" x 7' 9": With doors to the front and rear, a radiator and double glazed windows overlooking the gardens.

BEDROOM ONE 14' 0" x 10' 5": With a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 11' 0" x 10' 5": Again with a UPVC double glazed window to the rear and radiator.

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 D.

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





BEDROOM THREE 10' 4" x 7' 7": With a UPVC double glazed window to the side and radiator.

BATHROOM 8' 4" x 7' 4": Including the panelled bath, separate shower cubicle, wash basin, push button flush WC, full height tiling to the walls and radiator.

OUTSIDE

The property is gently elevated above the DRIVEWAY which provides off-road parking and continues to the:

GARAGE 27' 1" x 8' 5": Providing parking space for up to two cars, there is a window to the rear and an area which is ideal to create a work shop.

FRONT/SIDE GARDENS: Comprising of beautifully maintained lawns, laurel/fir hedgerow borders, a generous patio area which enjoys both a sunny aspect and fantastic elevated views. The extensive lawns continue to the side of the bungalow round to the:

REAR GARDEN: Including a patio/pathway to the rear of the bungalow with gated side access off, stone patio, pathway, small grassed area, fruit tree and TIMBER SHED.

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

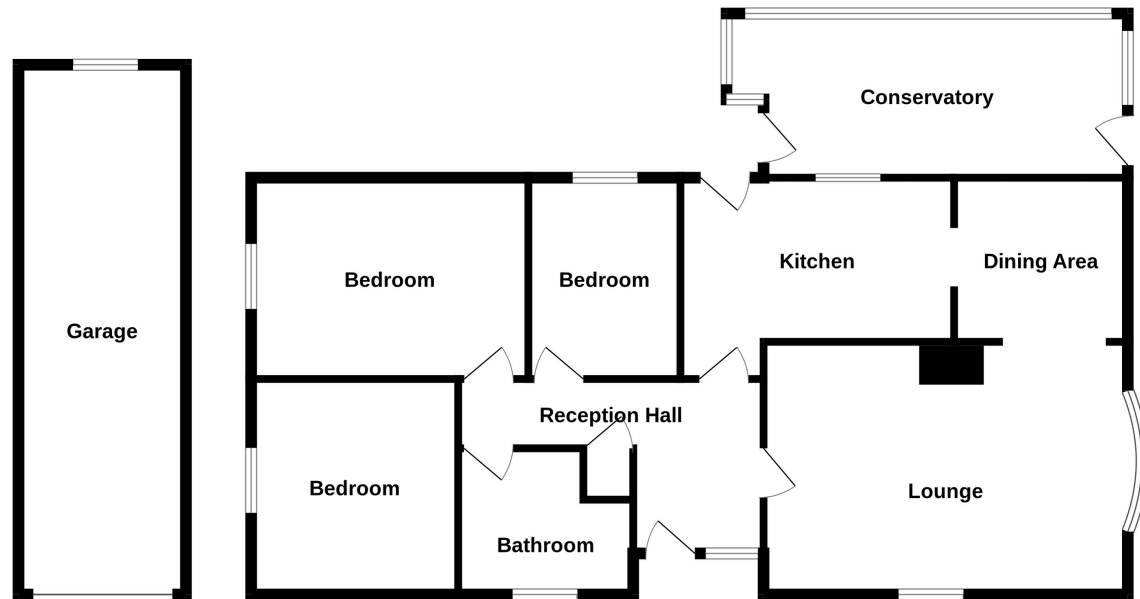
CONSUMER PROTECTION REGULATIONS 2008

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.

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.
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MISREPRESENTATION ACT 1967

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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