



20c Moss Grove,
KINGSWINFORD, DY6 9HU



Taylor's

20c Moss Grove, KINGSWINFORD

Price: Offers in the Region £260,000 - NO UPWARD

Superbly located within a secluded position, approached via a private driveway, this **MODERN, DETACHED BUNGALOW**, whilst tucked away is within a short level walk from the heart of Kingswinford with its wide range of village shops and amenities. The accommodation has recently been **BEAUTIFULLY REDECORATED** throughout, further complementing the **WELL PROPORTIONED** layout which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall with guest cloakroom/WC off, large full width lounge diner, inner hall, kitchen, **TWO GOOD SIZED DOUBLE BEDROOMS** and refitted wet room. The bungalow is further complemented by the good sized driveway to the fore and a **VERY PRIVATE REAR GARDEN**.

THE ACCOMMODATION

RECEPTION HALL: Entered via a UPVC double glazed door having radiator and door to:

WC: With low level flush WC, wash basin, UPVC double glazed window to the front and radiator.

FULL WIDTH LOUNGE DINER 19' 8" x 10' 1": As the measurements show a well proportioned reception room which has a UPVC double glazed bow window to the front aspect, radiator, gas fire and wall light points.

FITTED KITCHEN 9' 2" x 9' 0" maximum measurements: Appointed with a range of oak style units including the INTEGRATED GAS HOB, INTEGRATED OVEN, INTEGRATED FRIDGE, INTEGRATED FREEZER with base and wall storage cupboards. Opposite providing recess and plumbing for washing machine, sink drainer unit, radiator and a UPVC double glazed window and door to the side.

BEDROOM ONE 11' 5" x 10' 5": A large main bedroom which has a UPVC double glazed window to the rear and radiator.

BEDROOM TWO: 13'3 x 7'10: Again with a UPVC double glazed window to the rear and radiator.

WET ROOM: Including walk-in shower area, pedestal wash basin, low level

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.





flush WC, full height tiling to the walls, a radiator, a UPVC double glazed window to the side and extractor fan.

INNER HALL: Providing access from the lounge diner to the remainder of the accommodation and with USEFUL BUILT-IN STORAGE/LINEN CUPBOARD OFF. Loft access with ladders.

OUTSIDE

The bungalow is located behind the main properties along Moss Grove and is therefore in a very secluded position approached via a private driveway which is shared with one other neighbouring bungalow. We understand the maintenance of the shared driveway is shared between 20c and the neighbouring bungalow. Located to the fore is the GENEROUS DRIVEWAY which provides off-road parking with there is gated access to:

REAR GARDEN: Including a patio area with gated side access off, lower lawns, surrounded by pathways, timber shed and side borders.

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.

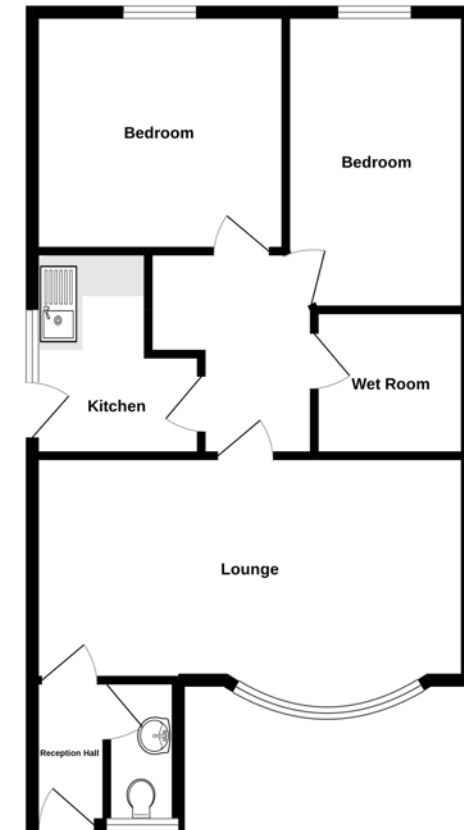
VIEWING

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

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.

TAKS

Ground Floor



Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

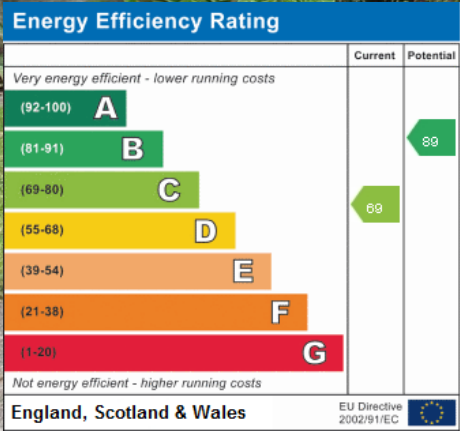
t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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