



Brynawel, 52 Lynwood Avenue,  
WALL HEATH, DY6 9AL

**Taylor's**

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## Brynawel, 52 Lynwood Drive, WALL HEATH

### Price: £374,000 - NO UPWARD CHAIN

A GENEROUS DETACHED FAMILY HOME, very well located in a sought after address, within walking distance from sought after Primary Schools and village shops/ amenities. The 'light and airy' layout of VERY WELL PROPORTIONED accommodation is ATTRACTIVELY APPOINTED throughout, includes GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, and comprises: Entrance Porch, Reception Hall, with Guests Cloakroom/ WC off, Home office/ study, Large Lounge, Dining Room, CONSERVATORY, Refitted Kitchen with breakfast bar, Laundry Room, THREE DOUBLE BEDROOMS and Refitted Shower Room. The property is further enhanced by the DRIVEWAY, GARAGE and the GOOD SIZED SOUTH-FACING SUNNY REAR GARDEN. Tenure: FREEHOLD. Construction: Standard Brick Construction with tiled roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band - D. EPC - C. KINGSWINFORD OFFICE.

#### GROUND FLOOR

**ENTRANCE PORCH 5' 3" x 4' 7"**: Entered via a UPVC double glazed door having UPVC double glazed windows upon two sides and tiled floor.

**GUEST CLOAKROOM/WC 4' 11" x 4' 10"**: Including a push button flush WC, wash basin and vanity unit and radiator.

**RECEPTION HALL**: With stairs to the first floor and radiator.

**STUDY 5' 5" x 5' 5"**: With a window to the side, radiator and fitted desk/work top.

**LARGE LOUNGE 16' 8" x 11' 10"**: With a double glazed bay window to the front, radiator and double doors to:

**DINING ROOM 11' 10" x 6' 8"**: Providing ample space for dining furniture, double radiator and door to:

**CONSERVATORY 9' 2" x 8' 3"**: Having UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon three sides and a light wood style floor.

**KITCHEN 13' 6" x 9' 11"**: A well appointed kitchen which includes a one and a half bowl sink drainer unit with mixer tap, recess for range style cooker with cooker hood above, INTEGRATED DISHWASHER, INTEGRATED

#### 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





FRIDGE FREEZER, ample cupboard and drawer storage space, BREAK-FAST BAR, spotlights, door to the garage and heated towel rail.

**UTILITY/LAUNDRY 7' 11" x 7' 8"**: Including a sink drainer unit with mixer tap, recess and plumbing for washing machine, appliance space, cupboard storage units, wall mounted gas boiler, tiled floor, door and window to the rear garden. Please note the utility is accessed from the rear of the garage.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With a UPVC double glazed window to the front and loft access hatch.

**BEDROOM ONE 12' 1" x 8' 11"**: With a UPVC double glazed window to the rear and radiator.

**ENSUITE SHOWER ROOM 8' 10" x 2' 7"**: Including the shower cubicle, push button flush WC, pedestal wash basin, UPVC double glazed window to the rear, spotlights and heated towel rail.

**BEDROOM TWO 11' 11" x 10' 0"**: Having a UPVC double glazed window to the front and radiator.

**BEDROOM THREE 10' 0" x 8' 11"**: Having a UPVC double glazed window to the rear and radiator.

**FAMILY SHOWER ROOM 7' 8" x 6' 10"**: Including the shower cubicle, push button flush WC, wash basin with vanity unit, heated towel rail, full height tiling to the walls, spotlights and a UPVC double glazed window to the side.

### OUTSIDE

The property is set back beyond the **GENEROUS FRONT DRIVEWAY** which provides ample off-road parking and has a raised front garden alongside.

**GARAGE 17' 3" x 8' 0"**: Entered via double doors and having door to the utility room.

**LARGE REAR GARDEN:** A generous and sunny garden which comprises of a large paved patio area, decorative chippings, two lawns, rockery, a wild flower garden area and a slate chipped side border.

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.

TAKS



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Morgan 02/23

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### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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