

2C Greenfields Road, KINGSWINFORD, DY6 8EN











# 2C Greenfields Road, KINGSWINFORD

Price: £370,000 - NO UPWARD CHAIN

A LARGE and IMPRESSIVE MODERN DETACHED BUNGALOW with a BLOCK PAVED DRIVEWAY, GARAGE (with electric door) and a BEAUTIFULLY LAID OUT PRIVATE and SUNNY REAR GARDEN. The GENEROUS accommodation has been recently redecorated, is WELL APPOINTED and comprises: Entrance Porch, Reception Hall, Very Large Lounge with bay and Dining Area off, Spacious Fitted Breakfast Kitchen with integrated appliances, Utility/Laundry Room, TWO GOOD SIZED FITTED BEDROOMS, ENSUITE SHOWER ROOM and Bathroom. GAS CENTRAL HEATING & uPVC DOUBLE GLAZING. Whilst available with NO UPWARD CHAIN, the bungalow is within easy reach from village shops and regular bus routes. Tenure: FREEHOLD. Construction: Standard Brick Construction with tiled roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band - E. EPC D. KINGSWINFORD OFFICE.

# THE ACCOMMODATION

**ENTRANCE PORCH:** With tiled floor and door to:

**RECEPTION HALL:** Measuring some 15' 7" having radiator, door to the garage, double doors to the AIRING CUPBOARD, BUILT-IN STORAGE, providing shelving space.

**LARGE LOUNGE WITH DINING ROOM AREA** 22' 6" x 18' 7" maximum measurements: Having a UPVC double glazed bay to the rear which includes French doors to the rear garden with UPVC double glazed windows either side, there is a living flame gas fire with fireplace surround, wall light points, two radiators.

**BREAKFAST KITCHEN 14' 7" x 7' 10":** Beautifully appointed with a range of white units with surmounted work tops, fitted beneath the UPVC double glazed window to the rear, including the stainless steel one and a half bowl sink drainer unit with mixer tap, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD ABOVE, base and wall cabinets, radiator, a UPVC double glazed door to the rear garden and space for fridge freezer.

**UTILITY/LAUNDRY ROOM 6'8" x 5'1":** Including a stainless steel sink drainer unit with mixer tap, recess and plumbing for washing machine, further appliance space alongside, base and wall cabinets, radiator and a UPVC double glazed window and door to the side.

BEDROOM ONE 16' I" x 9' 8": Including UPVC double glazed bow

# 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 E.

#### **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







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window to the front aspect, FITTED BEDROOM FURNITURE, radiator By arrangement through KINGSWINFORD OFFICE (01384) 401777 and door to:

ENSUITE SHOWER ROOM 5' II" x 5' 4" maximum: Including CONSUMER PROTECTION REGULATIONS 2008 the shower cubicle, pedestal wash basin, low level flush WC, heated towel These particulars have been prepared with care and approved by the rail and a UPVC patterned double glazed window to the side.

a UPVC double glazed window to the side, FITTED WARDROBES and described and you must NOT rely on them for any other purpose. The radiator.

BATHROOM 7' 10" x 6' 0": Having a UPVC double glazed window branch for advice or confirmation on any points. to the front aspect, bath, low level flush WC, pedestal wash basin, part tiling to the walls, radiator.

# **OUTSIDE**

DRIVEWAY alongside and there is gated side access to the rear garden. verification from their solicitor or surveyor on these aspects.

GARAGE 18' 7" x 8' 1": Entered via an electric remote control up-and-over door having door to the hallway.

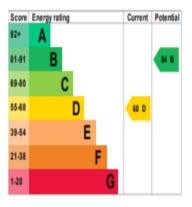
SUNNY AND PRIVATE REAR GARDEN: Comprising of a level paved patio area with side entrance off, level well maintained lawns with side and rear borders and there is a TIMBER SHED.



vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the BEDROOM TWO 11'10" (15'0" maximum) x 9'5" max: Having maximum size which may include alcoves, recesses or otherwise as 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

# 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 The property is set back beyond the front garden with BLOCK PAVED such not having been obtained. Prospective purchasers should always seek



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

#### **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.



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