



2C Greenfields Road,
KINGSWINFORD, DY6 8EN

Taylor's

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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' 1" 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**. Taylor's 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.** Taylor's 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





window to the front aspect, **FITTED BEDROOM FURNITURE**, radiator and door to:

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

ENSUITE SHOWER ROOM 5' 11" x 5' 4" maximum: Including the shower cubicle, pedestal wash basin, low level flush WC, heated towel rail and a UPVC patterned double glazed window to the side.

BEDROOM TWO 11' 10" (15' 0" maximum) x 9' 5" max: Having a UPVC double glazed window to the side, **FITTED WARDROBES** and radiator.

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

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.

OUTSIDE

The property is set back beyond the front garden with **BLOCK PAVED DRIVEWAY** alongside and there is gated side access to the rear garden.

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**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

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MISREPRESENTATION ACT 1967

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