



10 Regent Close,  
KINGSWINFORD, DY6 9EE

**Taylor's**



# Taylor's

## 10 Regent Close, KINGSWINFORD

**Price: £340,000 - NO UPWARD CHAIN**

Enjoying a highly desirable “cul-de-sac” upon the fringes of the “Valley Fields” development, this **IMPRESSIVE, MODERN DETACHED BUNGALOW** is within a short walk from village shops and amenities. The **GENEROUS** layout of **WELL PRESENTED** accommodation includes both **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall with guest cloakroom/WC off, large “L” shaped lounge with dining area, fitted kitchen, **TWO DOUBLE BEDROOMS** and wet room. The property is further enhanced and set back beyond the front garden with **DRIVE/PARKING, CARPORT, GARAGE** and to the rear is the **VERY PLEASANT SOUTH EAST FACING SUNNY GARDEN** which includes patio, well maintained lawns which are surrounded by well stocked raised borders. Available for sale with **NO UPWARD CHAIN**.

### THE ACCOMMODATION

**RECEPTION HALL:** Entered via a UPVC door with radiator, BUILT-IN CLOAKS CUPBOARD and further BUILT-IN LINEN CUPBOARD.

**GUEST CLOAKROOM/WC:** With low level flush WC, corner wash basin, full height tiling to the walls, radiator and a UPVC double glazed window to the side.

**LARGE LOUNGE WITH DINING AREA OFF:**  
**LOUNGE AREA 15' 11" x 10' 4":** Having a UPVC double glazed bow window to the front aspect, a UPVC double glazed window to the side, living flame gas fire with feature fireplace surround, radiator and through to:

**DINING AREA 10' 5" x 8' 0":** Providing ample space for dining furniture, a UPVC double glazed window to the front, radiator and service hatch.

**FITTED KITCHEN 9' 11" x 7' 6":** Appointed with a range of light wood style units including the one and a half bowl sink drainer unit, recess for cooker, ample cupboard and drawer storage space, UPVC double glazed door to the enclosed side entrance with UPVC double glazed window alongside.

**BEDROOM ONE 10' 6" x 10' 5":** With a UPVC double glazed window to the rear, FITTED BEDROOM FURNITURE, radiator and wall light points.

**BEDROOM TWO 10' 0" x 9' 11":** With a UPVC double glazed window to the rear, FITTED BEDROOM FURNITURE, radiator and loft access hatch.

### 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 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.** 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





**WET ROOM 6' 6" x 5' 7"**: Including the walk-in shower, with electric shower and shower screen, wash basin, radiator, full height tiling to the walls and a UPVC double glazed window to the side.

### OUTSIDE

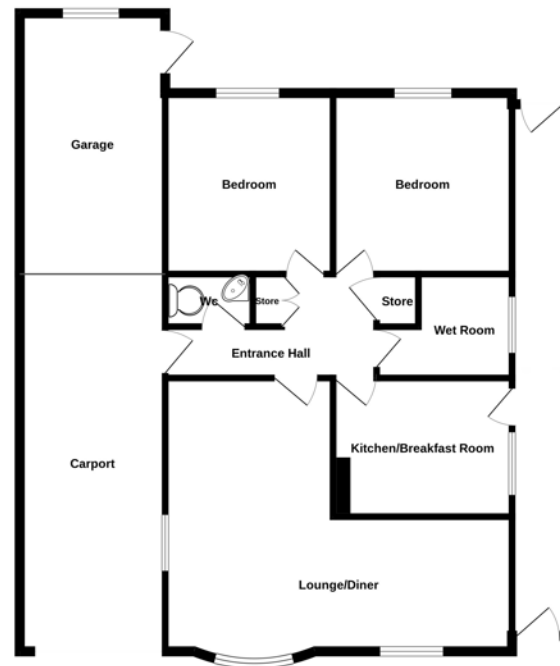
Whilst enjoying a sought after cul-de-sac position the property is set back from the road beyond the well maintained front garden with DRIVE/PARKING alongside which continues to the:

**CARPORT 21' 9" x 8' 8"**: Providing a sheltered approach to the:

**GARAGE 17' 7" x 8' 6"**: Entered via a one third and two third hinged garage door, having door to the rear garden, window to the rear and a wall mounted Worcester combination boiler.

**ENCLOSED SIDE ENTRANCE**: Measuring some 26' 9" in length having door to the frontage, rear garden and door to the kitchen.

**REAR GARDEN**: A sunny garden ( enjoying a south - east orientation) which includes a paved patio area with cold water tap above, level well maintained lawns with pathways either side, well stocked raised side borders 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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

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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