



25 BARTIC AVENUE, 'High Acres'  
KINGSWINFORD, DY6 8ND

**Taylors**

# Taylor's

25 BARTIC AVENUE  
'High Acres', KINGSWINFORD

**Price: £43,950 for 50% Share**

Providing an excellent opportunity for first time buyers to get onto the property ladder, this **ATTRACTIVELY APPOINTED AND WELL PRESENTED, MODERN FIRST FLOOR FLAT** is available on a shared ownership basis and enjoys **FANTASTIC DISTANT VIEWS** within this pleasant cul-de-sac upon the sought after 'High Acres' development. The property offers **VERY WELL PROPORTIONED** accommodation including **UPVC DOUBLE GLAZING** and **'ECONOMY 7' STORAGE HEATING**.

Bartic Avenue forms a popular cul-de-sac upon the 'High Acres' development which is very well placed for local amenities, including a selection of shops available within the development itself and within nearby Bromley Lane/Lapwood Avenue, together with regular public transport services and the heart of Kingswinford is only a short distance away and provides an excellent selection of shops, restaurants and other amenities.

**OFF ROAD PARKING** is available within the **COMMUNAL PARKING AREA** and the property is described in more detail as follows:

### **THE ACCOMMODATION**

**PRIVATE GROUND FLOOR ENTRANCE HALL:** Entered via the part patterned glazed front door, having wooden style floor and stairs rising to:

**FIRST FLOOR LANDING:** With uPVC woodgrain style double glazed window to the side of the property which enjoys fantastic distant views, loft access hatch, **AIRING CUPBOARD** (housing the pre-insulated hot water cylinder plus shelving) and doors leading off to:

**VERY SPACIOUS LOUNGE 18'4" x 9'5":** Having a uPVC woodgrain style double glazed window to the rear of the property which enjoys distant views, 'Dimplex' wall mounted electric heater, wood style floor and an archway through to:

**REFITTED KITCHEN 7'1" x 6'10":** Fitted with a range of 'limed oak' style units with surmounted rolled-edge work surfaces, firstly fitted beneath a uPVC woodgrain style double glazed window to the rear of the property,

### **GENERAL INFORMATION**

**TENURE:** The vendors advise the property is **Leasehold**. 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.

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. **However, carpets, curtains and certain other items, 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:** By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

incorporating a 1½ bowl sink/drain unit with mixer tap and cupboard storage space; the units return and provide a recess for a cooker with ILLUMINATING COOKER HOOD above and base and wall mounted cupboards plus shelving; a further return provides a recess for a fridge freezer, useful drawer storage space and wall mounted cupboards plus shelving, including one glazed display cabinet. Overall with part tiling to the walls.

**DOUBLE BEDROOM 13'4" x 9'1"**: With uPVC woodgrain style double glazed window to the front of the property and 'Dimplex' wall mounted electric heater.

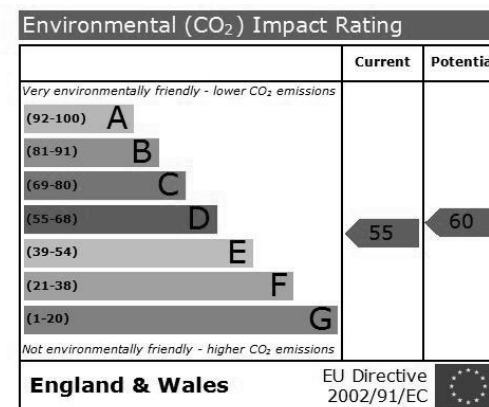
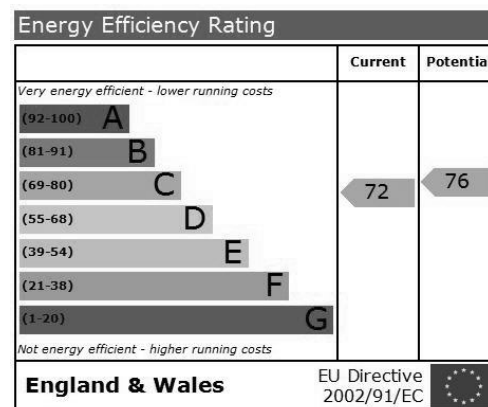
**ATTRACTIVE BATHROOM 7'5" x 6'9"**: Appointed with a 'classic white' suite with chrome colour fittings, providing a panelled bath with FITTED 'TRITON RAPIDE R2' SHOWER above with shower screen, pedestal wash basin with tiled vanity sill above, close couple flush WC, full height tiling to the walls, wall mounted electric heater and a uPVC woodgrain style patterned double glazed window to the side of the property.

### OUTSIDE

The property is set back beyond lawns to the fore and off-road parking is available within the COMMUNAL PARKING AREA.

**PROPERTY MISDESCRIPTIONS ACT 1991:** 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 or 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. TAKS8608



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**MISREPRESENTATION ACT 1967**

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