



11 Dene Avenue,  
KINGSWINFORD, DY6 9TJ



# Taylor's

## 11 Dene Avenue, KINGSWINFORD

### Price: £389,950 - NO UPWARD CHAIN

**A SUBSTANTIAL DETACHED FAMILY HOME**, which enjoys a desirable location, just off Cot Lane, well placed for popular schools. Whilst occupying a **GENEROUS CORNER POSITION**, the property offers a **GENEROUS** layout which requires updating and improvement and provides much potential to further enhance and **EXTEND** (subject to planning permission) the **WELL PROPORTIONED** layout. The accommodation includes: Reception Hall, Large Full Depth Lounge with Dining Area, Dining Kitchen, Enclosed Side Entrance with utility space, **THREE LARGE BEDROOMS** and a **GENEROUS FAMILY BATHROOM**. **GAS CENTRAL HEATING**. The property is set back beyond the **DRIVEWAY** with **DOUBLE GARAGE** and to the rear are the **WELL MAINTAINED 'SUNNY' REAR/ SIDE GARDENS**. Available with **NO UPWARD CHAIN**. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC - E.

#### GROUND FLOOR

**RECEPTION HALL 13' 7" x 6' 9" maximum:** With a window to the side, stairs to the first floor, radiator and USEFUL UNDERSTAIRS STORAGE.

**LARGE FULL DEPTH LOUNGE WITH DINING AREA 24' 10" x 13' 0" maximum measurements:** With windows to the front, side and rear, fireplace, wall light points and two radiators.

**KITCHEN 11' 7" x 8' 10":** Including the stainless steel sink and double drainer unit, recess for cooker, recess for fridge/freezer, ample cupboard storage space, radiator, space for breakfast table and chairs with a window to the side and door to the enclosed side entrance.

**UTILITY AREA:** Located off the enclosed side entrance including a stainless steel sink drainer unit with base and wall cabinets.

#### FIRST FLOOR

**FIRST FLOOR LANDING:** Having a window to the side, loft access hatch and AIRING CUPBOARD which houses the hot water cylinder.

**BEDROOM ONE 14' 5" x 10' 11":** With a window to the front, radiator and built-in storage.

**BEDROOM TWO 10' 10" x 10' 2":** With a window to the rear, fitted

#### 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





wardrobes and radiator.

**BEDROOM THREE 8' 11" x 8' 11" maximum:** With window to the front, radiator and built-in storage.

**BATHROOM 8' 10" x 7' 9" maximum:** Including the bath, separate shower cubicle, push button flush WC, pedestal wash basin, full height tiling to the walls, window to the rear and radiator.

### OUTSIDE

This substantial property enjoys a generous corner position and is set back beyond the LARGE DRIVEWAY which provides ample off-road parking with a small side lawn and borders.

**LARGE DOUBLE GARAGE 18' 7" x 18' 0":** Entered via twin up-and-over doors.

**REAR/SIDE GARDEN:** A sunny garden which includes a paved patio area leading onto level shaped well maintained lawns with well stocked rear and side borders and there is gated side access returning to the front driveway.



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  
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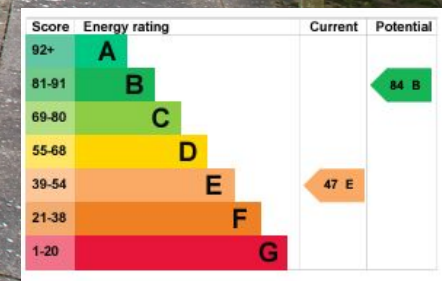
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### MISREPRESENTATION ACT 1967

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