



178 Ketley Road
KINGSWINFORD, DY6 8LG

Taylor's

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178 Ketley Road, KINGSWINFORD

Price: £245,000



Well located in a sought after cul de sac, this **MODERN SEMI DETACHED HOUSE** includes a **FULL WIDTH DRIVEWAY, LARGE GATED CARPORT, GARAGE** and a **GENEROUS SUNNY REAR GARDEN**. The **GOOD SIZED** layout includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING** and comprises: **Reception Hall, Full Depth Lounge with Dining Area, Fitted Kitchen with built in appliances, side porch with WC off, THREE BEDROOMS, loft with potential to convert and Refitted Shower Room**. The property is available with **NO UPWARD CHAIN**. Schools, shops and other amenities are all within easy reach. Tenure: **Freehold**. Construction: **Brick/Pitched Roof**. Services: **All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.**

GROUND FLOOR

RECEPTION HALL: Having stairs to the first floor, radiator and built-in cloaks cupboard.

LOUNGE DINER 22' 10" x 11' 5" max (8' 11" minimum): Having a UPVC double glazed window to the front, UPVC double glazed window to the rear, two radiators and fireplace surround.

KITCHEN 8' 10" x 8' 6": Having a UPVC double glazed window to the rear and fitted to include the sink drainer unit with mixer tap, recess and plumbing for washing machine, INTEGRATED HOB, INTEGRATED OVEN, recess for fridge, base and wall cabinets, built-in storage and radiator.

SIDE PORCH: Leading through into the carport and having door to:

WC: With WC and wash basin.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side and doors to:

BEDROOM ONE 11' 4" x 10' 5": Providing UPVC double glazed window to the front and radiator.

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 B.

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



BEDROOM TWO 12' 2" x 8' 11": Having a UPVC double glazed window to the rear, FITTED WARDROBE and radiator.

BEDROOM THREE 8' 9" x 8' 6": With a UPVC double glazed window to the rear, fitted wardrobe, radiator and loft access hatch.

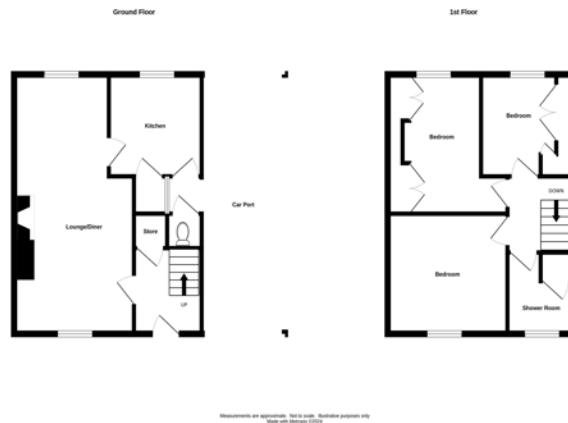
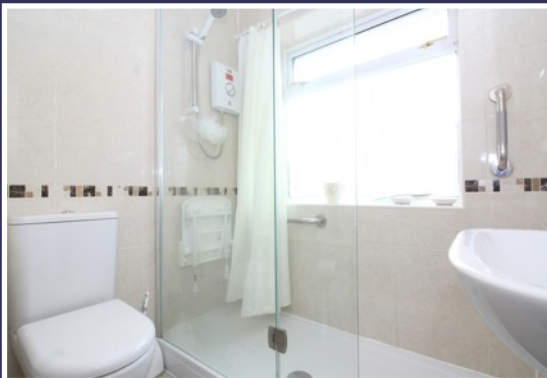
SHOWER ROOM 6' 8" x 6' 2": With a large walk-in shower area, electric shower, wash basin, push button flush WC, full height tiling to the walls and AIRING CUPBOARD.

OUTSIDE

GATED CARPORT 39' 8" x 7' 5"

SECTIONAL GARAGE 20' 3" x 8' 4": Entered via an up-and-over door having door to the rear garden and window to the rear and side.

LARGE REAR GARDEN: Providing a patio area, decorative chippings, a large 20' 9" x 6' 10" greenhouse and timber shed. There are various raised planters, fruit trees and the garden also enjoys a sunny rear aspect.



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		B
69-80	C		
55-68	D	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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