



31 Ashley Close,
KINGSWINFORD, DY6 9SX

Taylor's

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Price: £235,000 - NO UPWARD CHAIN

Enjoying a sought after cul-de-sac close to popular schools, this **MODERN, SEMI-DETACHED DORMER PROPERTY** combines a sought after location with a **GOOD SIZED** and **FLEXIBLE** layout of accommodation which requires some updating, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall with cloaks cupboard off, large rear lounge, separate front dining room/bedroom, spacious kitchen, **TWO FIRST FLOOR BEDROOMS**, box room and bathroom. The property is set back from the road beyond the front garden with the **LONG DRIVEWAY** approach to a **SECTIONAL GARAGE** and to the rear is a very pleasant enclosed garden.

GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC double glazed door having a further door to:

RECEPTION HALL: With a UPVC patterned double glazed window to the side, radiator, stairs to the first floor and CLOAKS CUPBOARD.

LARGE LOUNGE 14' 11" x 11' 4": With a UPVC double glazed window to the rear, gas fire and radiator.

SEPARATE DINING ROOM/BEDROOM 10' 7" x 11' 5": With a UPVC double glazed window to the front and radiator.

KITCHEN 11' 9" x 7' 11": Including a stainless steel sink drainer unit, appliance space, base and wall cabinets, UPVC double glazed window to the side and rear aspects, UPVC double glazed door to the rear garden and radiator.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side, BUILT-IN STORAGE housing the gas boiler, loft access hatch and doors to:

BEDROOM ONE 11' 5" x 9' 10": With a UPVC double glazed window to the front aspect which also enjoys uninterrupted views towards the Clent

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 C.

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





Hills and there is a radiator.

BEDROOM TWO 11' 4" x 9' 11": With a UPVC double glazed window to the rear and radiator.

BOX ROOM 6' 10" x 4' 1": With a UPVC double glazed window to the front.

BATHROOM 7' 10" x 5' 4": Including the bath with shower above, pedestal wash basin, low level flush WC, UPVC patterned double glazed window to the rear, full height tiling to the walls and radiator.

OUTSIDE

The property is set back beyond the generous front garden with the **LONG DRIVEWAY** which is also shared with the neighbouring property and provides access to the:

SECTIONAL GARAGE 18' 0" x 8' 0" approximate sizes

REAR GARDEN: Including an initial patio joining the rear of the property with step up to a further crazy paved/paved patio/garden area with side and rear borders and gated side access.



31 Ashley Close, Kingswinford, Dy6 8xx
Measurements are approximate. Not to scale. Illustrative purposes only. Made with SketchUp 2019

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		17 D
69-80	C		
55-68	D	58 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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