



88 Charterfield Drive,
KINGSWINFORD, DY6 7RD



Taylor's

88 Charterfield Drive, KINGSWINFORD

Price: £290,000 - NO UPWARD CHAIN

Enjoying a generous corner position, this **MODERN LINK DETACHED HOUSE** is set back beyond the **LARGE DRIVEWAY** with **DOUBLE GARAGE** and to the rear enjoying a **GENEROUS, SUNNY REAR AND SIDE GARDEN**. The **SPACIOUS** layout is **VERY WELL PRESENTED** and **ATTRACTIVELY APPOINTED** throughout, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall with ground floor guest cloakroom/WC off, large "L" shaped lounge, separate dining room with **CONSERVATORY** off, fitted kitchen, **TWO LARGE DOUBLE FIRST FLOOR BEDROOMS** and bathroom. Due to the excellent position there is much potential to **SUBSTANTIALLY EXTEND** the property (subjective to planning permission). There are supermarkets, shops and popular schools all within walking distance and the property is available with **NO UPWARD CHAIN**.

GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door having a UPVC double glazed window alongside, stairs to the first floor and radiator.

GROUND FLOOR WC: With push button flush WC and wash basin.

LARGE "L" SHAPED LOUNGE 16' 4" x 11' 2" plus 6' 11" x 6' 9": Including UPVC double glazed bow window to the front, electric fire with feature fireplace surround, UPVC double glazed window to the side, double radiators and built-in storage.

SEPARATE DINING ROOM 11' 0" x 8' 6": With radiator, UPVC double glazed French doors to the conservatory and providing ample space for dining furniture.

CONSERVATORY 10' 8" x 9' 8" maximum: With UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon two sides and a light wood style floor.

KITCHEN 10' 11" x 8' 11": Having a UPVC double glazed window to the rear, a sink drainer unit, recess for a range style cooker with cooker hood above, recess and plumbing for dishwasher/washing machine and ample cupboard storage space, plus door to the garage.

FIRST FLOOR

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 currently **LEASEHOLD** however the current owner is in the process of purchasing the freehold and therefore will be **FREEHOLD** upon completion. 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.





FIRST FLOOR LANDING: With a UPVC double glazed window to the side and loft access hatch.

BEDROOM ONE 14' 1" x 12' 5": With a UPVC double glazed window to the front, radiator and BUILT-IN WARDROBE.

BEDROOM TWO 11' 6" x 11' 1": Having a UPVC double glazed window to the rear, BUILT-IN WARDROBE, radiator and a light wood style floor.

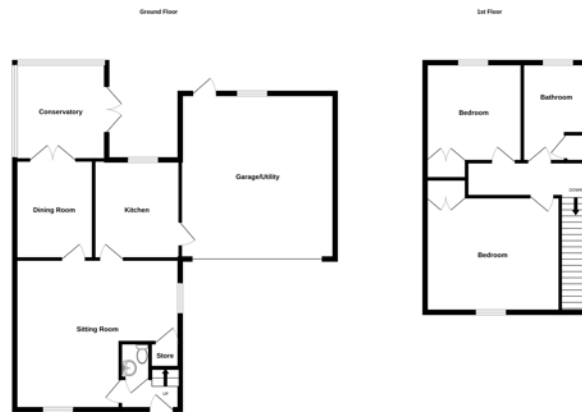
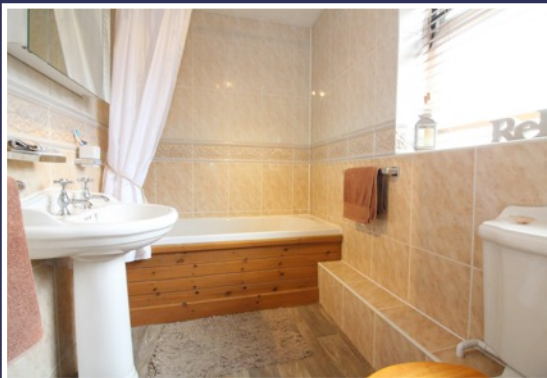
BATHROOM 11' 2" maximum measurements x 5' 4" maximum measurements: Including the bath with shower above, pedestal wash basin, low level flush WC, heated towel rail, UPVC double glazed window to the side, full height tiling to the walls and BUILT-IN STORAGE housing the combination boiler.

OUTSIDE

The property is set back beyond the front garden with LARGE DRIVEWAY alongside which provides ample off-road parking for several vehicles and access to:

DOUBLE GARAGE 18' 8" x 16' 8": Entered via an up-and-over door having a door to the rear garden.

REAR AND SIDE GARDENS: Including a paved patio area with cold water tap above, rear and side lawns, gated side access and being surrounded by established trees and shrubs.



VIEWING

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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 64 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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