



25 Ambrose Crescent,
KINGSWINFORD, DY6 7RE



Taylor's

25 Ambrose Crescent, KINGSWINFORD

Price: £325,000 - NO UPWARD CHAIN

An **IMPRESSIVE MODERN DETACHED BUNGALOW**, well placed, enjoying a corner position in a sought after cul de sac. The **GENEROUS** layout is **VERY WELL APPOINTED** and **ATTRACTIVELY PRESENTED** throughout. The accommodation includes: Reception Hall with storage off, large lounge with dining area, modern fitted kitchen, **TWO DOUBLE BEDROOMS**, **CONSERVATORY** and shower room. The generous plot includes a landscaped front garden, **LARGE DRIVEWAY**, **CARPORT**, **GARAGE** and to the rear is a **LANDSCAPED GARDEN** which enjoys a private and sunny rear aspect. **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING & SOLAR PANELS**. The property is within easy reach of nearby shops and supermarkets. 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. Council Tax Band D. EPC A. **KINGSWINFORD OFFICE**.

THE ACCOMMODATION

RECEPTION HALL: Forming a pleasant "L" shape and entered via a UPVC double glazed door including a cloaks cupboard, further **BUILT-IN STORAGE**, radiator and loft access hatch with ladders.

LARGE LOUNGE DINER 18' 10" x 12' 10": A very well proportioned reception room with a UPVC double glazed bow window to the front, two radiators and electric fire with feature fireplace surround.

FITTED KITCHEN 11' 0" x 9' 9": Fitted upon three sides with a range of units including the one and a half bowl sink drainer unit with mixer tap, appliance space, ample base and wall cabinets, breakfast bar, radiator and a UPVC double glazed window to the front and side aspects.

BEDROOM ONE 12' 11" x 12' 11": Including **WARDROBES**, a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 9' 10" x 9' 2": Again including wardrobe and cupboard storage space, there is a radiator and a double glazed sliding door to:

CONSERVATORY 11' 0" x 6' 11": With UPVC double glazed windows upon three sides, UPVC double glazed door to the rear garden and door to the garage.

SHOWER ROOM 6' 9" x 6' 5": Including the walk-in shower, wash basin

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 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.

VIEWING





with vanity unit, low level flush WC, full height tiling to the walls, radiator and a UPVC double glazed window to the side.

OUTSIDE

The property enjoys a corner position and is set back beyond the front garden with the LARGE "IMPRESSED CONCRETE" DRIVEWAY which provides off-road parking and an approach to the:

CARPORT: Providing a sheltered approach to:

GARAGE 16' 2" x 8' 0": Entered via a one third and two third hinged garage door, having UPVC double glazed door to the rear garden with UPVC double glazed window alongside.

REAR GARDEN: An attractively landscaped garden which includes a paved patio area, artificial lawn surrounded by well stocked borders all enjoying a private and sunny rear aspect.

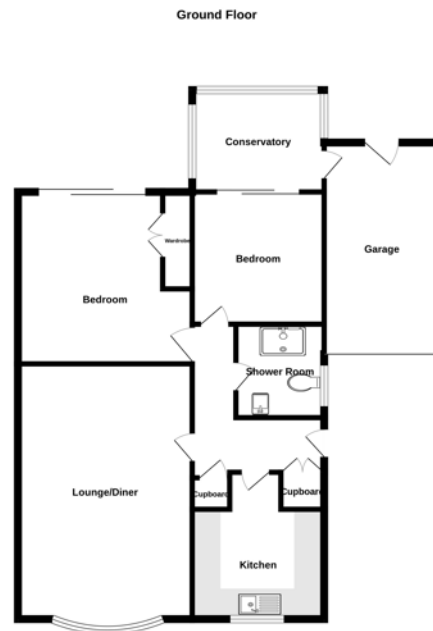
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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	92 A	95 A
81-91	B		
69-80	C		
55-68	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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