



29 Hillcroft Road
KINGSWINFORD, DY6 7EE

Taylor's

Taylor's

29 Hillcroft Road, KINGSWINFORD

Price: £270,000

A VERY WELL PRESENTED SEMI DETACHED BUNGALOW, superbly placed in a sought after cul de sac. The **WELL APPOINTED** accommodation is **VERY SPACIOUS**, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: reception hall, large lounge with dining area, large fitted kitchen, utility/ store, **TWO BEDROOMS** and wet/ shower room. The property is set well back beyond the front garden with **BLOCK PAVED DRIVEWAY** and to the rear is a private, landscaped and easy maintenance garden. with enclosed pergola. The bungalow backs onto the vicarage of St Mary's church and is well placed for shops, supermarkets and amenities. **Tenure: Freehold. Construction: brick with a pitched tiled roof and an area of flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. There are two mine entries within 20 metres of the property. Both entries have been capped and treated in 1984 - Coal authority report available. The conversion of the garage to the Kitchen was converted in 2008 - No building regulations available. Council Tax Band C. EPC C. KINGSWINFORD OFFICE.**

THE ACCOMMODATION

RECEPTION HALL: Entered via a UPVC double glazed door having radiator.

LARGE LOUNGE DINER 18' 1" x 11' 11" maximum (8' 3" minimum): With UPVC double glazed French doors to the rear, a UPVC double glazed window also to the rear, feature fireplace, two radiators, a light wood style floor and built-in storage.

LARGE KITCHEN 15' 10" x 9' 5": Appointed with a range of white gloss finish units including the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, recess for fridge freezer, base and wall cabinets, tiled floor, door to the utility, ceiling spotlights, a UPVC double glazed door to the rear garden and a UPVC double glazed window also to the rear.

UTILITY/STORE 9' 8" x 5' 5": Entered via a sectional door having tiled floor and base units.

BEDROOM ONE 8' 7" x 8' 3": Having UPVC double glazed window to the front, FITTED WARDROBES, a light wood style floor and radiator.

BEDROOM TWO 7' 2" x 6' 5": Again with a UPVC double glazed window to the front, radiator and a light wood style floor.

WET ROOM 6' 2" x 5' 10": Appointed with a classic white suite including the wash basin, low level flush WC, a walk-in shower area with electric

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.

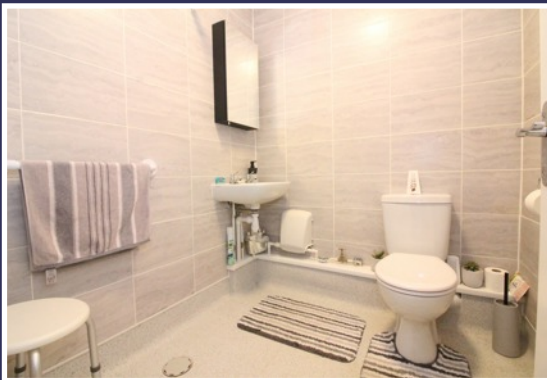
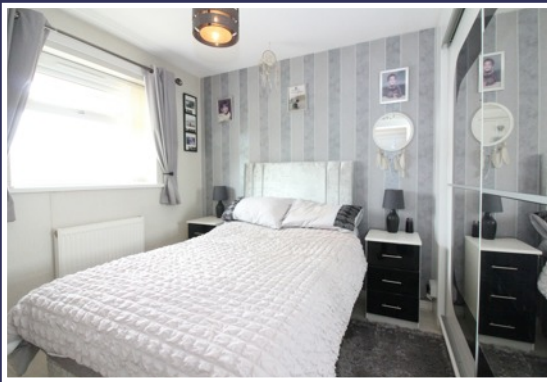
COUNCIL TAX BAND C.

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.** 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





shower, full height tiling to the walls, radiator and extractor fan.

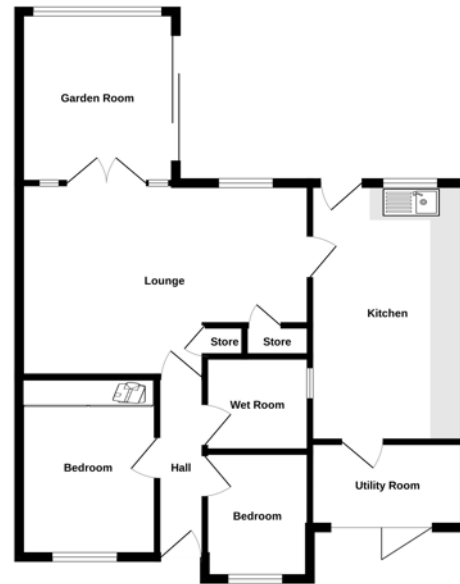
OUTSIDE

The property is set back beyond the front garden with the DRIVEWAY alongside which provides off-road parking.

LANDSCAPED REAR GARDEN: Including an initial patio area with cold water tap and steps up to an artificial lawn arranged upon three levels, there is decking and the garden enjoys a private rear aspect.

ENCLOSED PERGOLA 10' 5" x 9' 5": An enclosed seating area which includes a sliding door to the rear garden.

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with SketchUp 2012

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		90 B
69-80	C	71 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

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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.



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



www.taylors-estateagents.co.uk