

I 6 Brooklyn Grove, WALL HEATH VILLAGE, DY 6 0ET









# 16 Brooklyn Grove, WALL HEATH VILLAGE

## **Price: £325,000**

Exceptionally well placed within a small cul-de-sac, close to village shops and schools, this ATTRACTIVELY APPOINTED and BEAUTIFULLY PRESENTED, TRADITIONAL SEMI-DETACHED FAMILY HOME enjoys a superb setting and offers a PARTICULARLY GENEROUS LAYOUT of accommodation, including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprising: reception hall, ground floor w.c, attractive lounge, separate formal dining room, attractively refitted kitchen with integrated appliances, THREE GOOD SIZED BEDROOMS, and a large refitted family bathroom, Set back beyond an attractive fore garden with DRIVEWAY, GARAGE and enjoying an ATTRACTIVELY LAID OUT PRIVATE REAR GARDEN. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Repairs to drainage and part of the foundations were carried out in 2002, Council Tax Band C. EPC C. KINGSWINFORD OFFICE

#### **GROUND FLOOR**

#### **GENERAL INFORMATION**

**RECEPTION HALL:** Entered via a UPVC double glazed door having stairs to the first floor, radiator, understairs storage.

**GROUND FLOOR WC:** With push button flush WC, wash basin and full height tiling to the walls.

LOUNGE 13' 6" x 11' 3": Having a UPVC double glazed half bay window to the front, living flame gas fire with feature fireplace and radiator.

**REAR DINING ROOM/SITTING ROOM** 12' 2" x 11' 4": Having UPVC double glazed French doors to the rear garden, with UPVC double glazed windows either side and radiator.

**KITCHEN 10' 2'' x 9' 2'':** Including a one and a half bowl sink drainer unit with mixer tap fitted into the UPVC double glazed bay window, there is an electric cooker, INTEGRATED DISHWASHER, INTEGRATED FRIDGE, base and wall cabinets, spotlights, radiator, BUILT-IN PANTRY/STORAGE and door to the:

UTILITY 8' 6" x 7' 9": Entered via a PVC door having radiator and door to the garage.

### **FIRST FLOOR**

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.

FIRST FLOOR LANDING: With a UPVC double glazed window to the VIEWING







Agents contact details: 818 High Street, KINGSWINFORD, DY6 8AA t. 01384 401777 f.01384 400686 e. kingswinford@taylorsestateagents.co.uk front and loft access hatch.

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

**BEDROOM ONE** 13' 7" x 11' 4": The measurements include the **CONSUMER PROTECTION REGULATIONS 2008** UPVC double glazed half bay window to the front and there is a radiator. These particulars have been prepared with care and approved by the

**BEDROOM TWO II' 7" x II' 4":** Having UPVC double glazed property only, with measurements being approximate and usually the

window to the rear and radiator. Having UPVC double glazed 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

**BEDROOM THREE 9' 3'' x 8' 2'':** Again with a UPVC double glazed appearance of an item in any photograph does not mean that it forms part window to the rear and radiator. Of the property or sale price. Always contact the appropriate Taylors

FAMILY BATHROOM 9' I" x 5' 6": Including a classic white suite

comprising of the bath with shower and shower screen above, wash basin, **PLANNING PERMISSION**/ **BUILDING REGULATIONS** push button flush WC, heated towel rail, spotlights and two UPVC double Any reference to the property being extended, altered or converted in any glazed windows to the side. way does not infer that planning permission or building regulations have

#### OUTSIDE

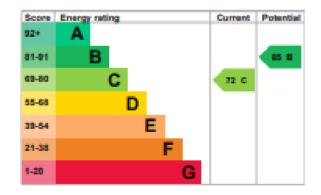
of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS** Any reference to the property being extended, altered or converted in any

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.

The property is set back from the road beyond the DRIVEWAY which provides off-road parking and access to:

**GARAGE/STORE 11' 8" x 8' 7":** Entered via a one third and two third opening hinged garage door and having a door to the utility.

**REAR GARDEN:** Enjoying a private rear aspect and comprising of a patio area with raised brick built planters, long well maintained lawns which lead to a further small pebbled patio area.





approximate. Not to scale. It

**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

#### **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



Copyright 2013 | Taylors Estate Agents and Surveyors Limited | printed by www.stewartdigital.co.uk