



37 Kidderminster Road,
WALL HEATH VILLAGE, DY6 0ES

Taylor's

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Price: £385,000

A rare opportunity to purchase an **EXTENDED SEMI DETACHED FAMILY HOME** which is superbly located in a private position within the 'service road' just off the Kidderminster Road. The **VERY LARGE** layout is **SUPERBLY PRESENTED** throughout, includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING** and comprises: reception hall, ground floor WC, front lounge with log burner, rear sitting room with log burner, **EXTENDED FAMILY DINING KITCHEN** with built in appliances, **THREE DOUBLE BEDROOMS** and a **LARGE FAMILY BATHROOM**. The property is further enhanced by the **FULL WIDTH DRIVEWAY, GARAGE** and to the rear is a **LARGE PRIVATE & BEAUTIFULLY LAID OUT GARDEN** with generous patio, lawns and pergola's. Village shops and desirable schools are all within easy reach. **Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC TBA. KINGSWINFORD OFFICE.**

GROUND FLOOR

RECEPTION HALL: Having stairs to the first floor, radiator, useful understairs storage and spotlights.

GROUND FLOOR WC 5' 8" x 4' 2": Including the push button flush WC, wash basin with vanity, heated towel rail and tiled floor.

LOUNGE 13' 5" x 11' 6": Including a UPVC double glazed half bay window to the front, log burner and radiator.

REAR SITTING ROOM 11' 11" x 11' 5": With double glazed patio doors to the rear garden, log burner and radiator.

LARGE OPEN PLAN FAMILY DINING KITCHEN

KITCHEN AREA 13' 0" x 9' 0": Appointed with a range of units incorporating the gas hob with cooker hood above, INTEGRATED OVEN, INTEGRATED FRIDGE, ample cupboard storage space, a tall "space saver", larder style unit, tiled floor, spotlights, a UPVC double glazed window to the rear and through to:

DINING AREA 10' 2" x 9' 1": Having UPVC double glazed French doors to the rear garden, radiator, tiled floor and spotlights.

FIRST FLOOR

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

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.

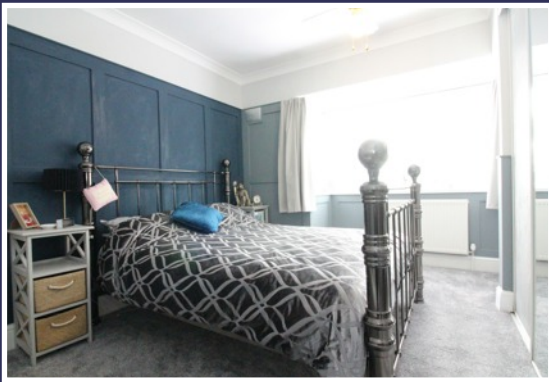
COUNCIL TAX BAND C.

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





front, radiator and spotlights.

BEDROOM ONE 13' 7" x 11' 6": Having a UPVC double glazed half bay window to the front, FITTED WARDROBES and radiator.

BEDROOM TWO 11' 10" x 9' 3": With a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 9' 2" x 8' 8": With a UPVC double glazed window to the rear, radiator, loft hatch and a light wood style floor.

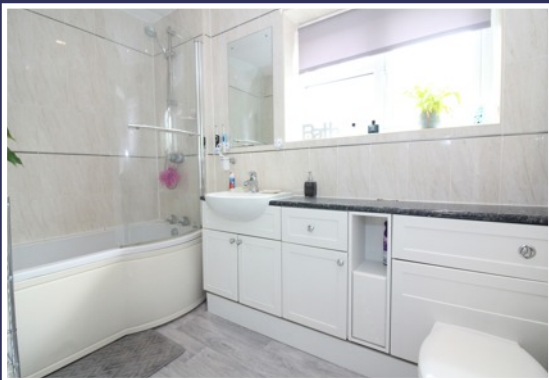
FAMILY BATHROOM 9' 3" x 5' 7": Appointed with a classic white suite to include the "shower bath" with shower screen and shower above, wash basin, push button flush WC, heated towel rail, full height tiling to the walls and a UPVC double glazed window to the side.

OUTSIDE

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

GARAGE 12' 8" x 11' 0": Entered via double doors with a separate pedestrian side door, there is plumbing for washing machine and a door to the dining area.

REAR GARDEN: Comprising of a large level paved patio area, pergola, level well maintained lawns with well stocked and established borders either side. There is a further pergola, seating area. The garden enjoys both 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.

37 Kidderminster Road DY6 0ES
Approximate Gross Internal Area
1393 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 D
69-80	C	73 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

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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