



24 Brickworks Avenue,
KINGSWINFORD, DY6 7DU

Taylor's

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Price: £240,000

An **IMPRESSIVE** and **BEAUTIFULLY APPOINTED END TERRACE**, which forms part of the 'Keepmoat' development. The property benefit from the remainder of the NHBC warranty, includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, SOLAR PANELS** and comprises: entrance hall, large family dining kitchen with built in appliances, ground floor WC, full width lounge with french doors to the rear garden, **THREE BEDROOMS**, ensuite shower room and family house bathroom. To the fore is the **DRIVE/ PARKING** and the property has been further improved to include a **BEAUTIFULLY LANDSCAPED REAR GARDEN** including a large patio, lawns and side access. Tenure: Freehold. An annual service charge of in the region of **¾190.00** is payable towards upkeep of communal areas within the development, this is reviewed annually. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band B. EPC B. **KINGSWINFORD OFFICE.**Text

GROUND FLOOR

RECEPTION HALL: Entered via a composite main entrance door having stairs to the first floor.

FAMILY DINING KITCHEN 12' 1" x 11' 7": Appointed with a range of grey shaker style units including the sink drainer unit with recess and plumbing for washing machine, INTEGRATED DISHWASHER, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, INTEGRATED FRIDGE, INTEGRATED FREEZER, a UPVC double glazed window to the front, radiator and built-in understairs storage, plus UPVC double glazed window to the front.

GROUND FLOOR WC: With push button flush WC, wash basin, radiator and a UPVC double glazed window to the side.

LARGE LOUNGE 14' 8" x 11' 9": With UPVC double glazed French doors to the rear garden and radiator.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side and radiator.

BEDROOM ONE 11' 10" x 11' 1": With a UPVC double glazed window to the front and radiator.

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

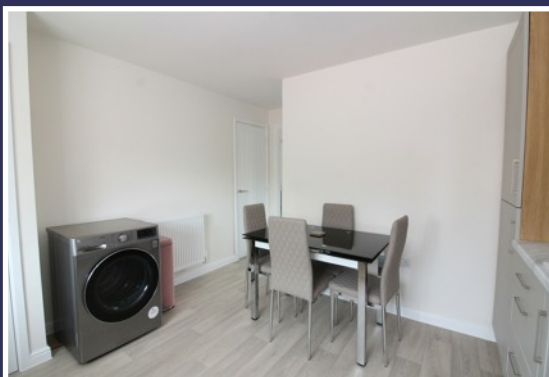
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND B.

We are advised that there is an annual fee in the region of **£190** towards the maintenance of all communal areas of the Keepmoat development.

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





ENSUITE SHOWER ROOM 8' 1" x 4' 10" maximum: Including the shower cubicle, wash basin, push button flush WC, radiator and a UPVC double glazed window to the front.

BEDROOM TWO 10' 6" x 8' 5": With a UPVC double glazed window to the rear and radiator.

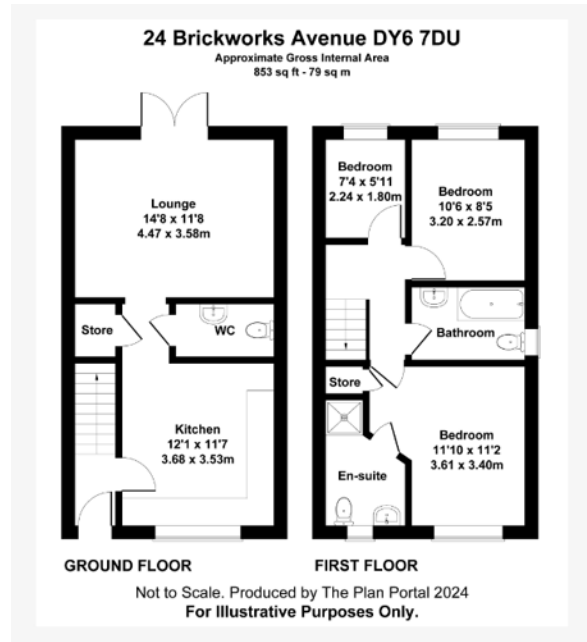
BEDROOM THREE 7' 4" x 5' 11": Again with a UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM 8' 6" x 5' 5": Including the bath, push button flush WC, wash basin, radiator and a UPVC double glazed window to the side.

OUTSIDE

The property is set back beyond the DRIVE/PARKING which provides off-road parking, there is gated side access which leads to the garden. Please note there is a right of way for one neighbouring property to use this side entrance to access the neighbouring garden.

REAR GARDEN: Having been successfully landscaped to include a paved patio area with the gated side access off and large well maintained lawns.



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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		92 A
81-91	B	81 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

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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