



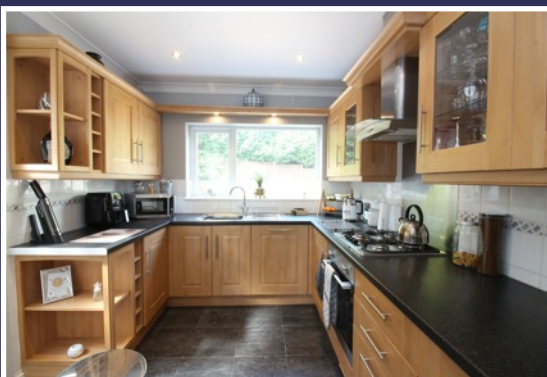
209 Kingsley Road,
KINGSWINFORD, DY6 9RP

Taylor's

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209 Kingsley Road, KINGSWINFORD

Price: £349,950



A BEAUTIFULLY PRESENTED TRADITIONAL SEMI DETACHED FAMILY HOME, well placed in a sought after location, set beyond the **LARGE BLOCK PAVED DRIVEWAY** with **GARAGE** and to the rear is a **PRIVATE LANDSCAPED GARDEN**, backing onto woodland. The **GENEROUS** layout is **WELL APPOINTED**, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, large full depth lounge with dining room area, luxury fitted kitchen with built in appliances, rear lobby with ground floor WC off, **THREE GOOD SIZED BEDROOMS** and refitted bathroom. Whilst enjoying very pleasant open views to the fore, the property is well placed for desirable primary and secondary schools, and is convenient for village amenities and access to surrounding towns and Wolverhampton city centre. 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. Council Tax Band C. EPC C. **KINGSWINFORD OFFICE.**

GROUND FLOOR

RECEPTION HALL 10' 9" x 6' 10" maximum: Entered via a composite door having stairs to the first floor and radiator.

LARGE FULL DEPTH LOUNGE WITH DINING AREA 25' 2" x 12' 8": The measurements include the UPVC double glazed half bay window to the front, there is a feature fireplace surround, light wood style floor, radiator and through to:

DINING AREA: Providing ample space for dining furniture, UPVC double glazed French doors to the rear garden, radiator and a light wood style floor.

FITTED KITCHEN 11' 9" x 8' 8" maximum: Appointed with a range of light wood style units including the sink drainer unit with mixer tap, INTEGRATED DISHWASHER, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, ample base and wall cabinets, BUILT-IN PANTRY/STORE and radiator.

REAR HALL: With door to the garage and a UPVC double glazed door to the garden.

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

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

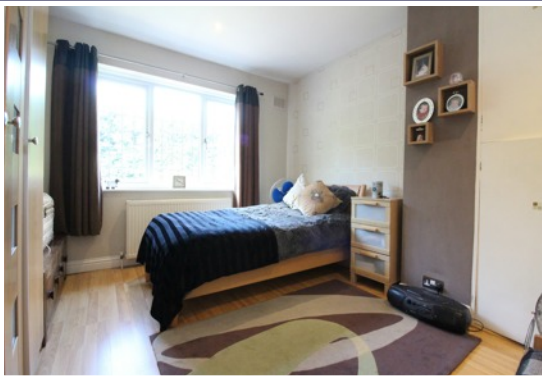
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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



FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side, built-in storage and doors to:

BEDROOM ONE 13' 6" x 12' 9": The measurements include the UPVC double glazed half bay window to the front, there is radiator and a light wood style floor.

BEDROOM TWO 11' 10" x 10' 10": Having a UPVC double glazed window to the rear, radiator and a light wood style floor.

BEDROOM THREE 8' 8" x 8' 6": Again with a UPVC double glazed window to the rear, radiator and light wood style floor.

FAMILY BATHROOM 6' 9" x 6' 8" maximum measurements: Appointed to include the bath with shower and shower screen above, WC, pedestal wash basin, heated towel rail, spotlights and a UPVC double glazed window to the front.

OUTSIDE

The property is gently elevated and set well back from the road beyond the LARGE BLOCK PAVED DRIVEWAY which provides ample off-road parking and an approach to the:

GARAGE 22' 6" x 8' 1": Entered via an up-and-over door incorporating the UTILITY AREA.

REAR GARDEN: The garden enjoys a private rear aspect comprising of decking, a large fine pebbled patio area, well maintained lawns, steps up to further feature circular patio.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

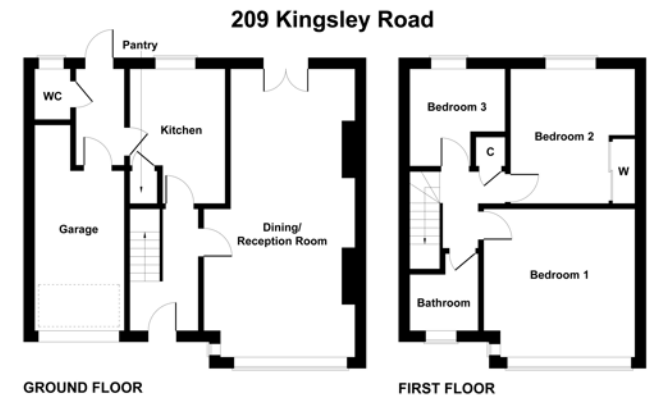
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.



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

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.



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