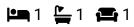


Taylors

KINGSWINFORD, The Lyndons, Park Street

Offers In Region Of £137,500















A MODERN FIRST FLOOR FLAT, forming part of a small development, superbly located within the heart of Kingswinford village, a very short walk to shops, restaurants and other village amenities. The property is enhanced further by the PARKING SPACE to the fore and the communal rear garden. Available with NO UPWARD CHAIN.

Approached from its own private ground floor entrance, the property offers a GOOD SIZED layout, which has recently been redecorated throughout. The accommodation comprises: ground floor entrance hall, first floor landing, good sized lounge, modern fitted kitchen, large double bedroom with fitted wardrobes and bathroom.

The property is enhanced further by the CAR PARKING SPACE and use of the maintained communal rear garden, which includes a useful store.

Park Street enjoys a central Kingswinford location, convenient and a short walk to bus stops, shops, pubs and restaurants.

Tenure: Leasehold. Upon completion, the property will benefit from an extended lease (in the region of 154 years) with a peppercorn ground rent. Service Charge: £600.00 per annum (reviewed annually), Construction: Standard. Services: All mains (no gas). Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC TBA. KINGSWINFORD OFFICE

Ground Floor Entrance Hall -

Lounge - 4.62m x 2.49m (15'2" x 8'2")

Kitchen - 3.12m x 1.96m (10'3" x 6'5")

Double Bedroom - 3.61m x 3.51m (11'10" x 11'6")

Bathroom - 2.31m x 1.42m (7'7" x 4'8")







NO UPWARD CHAIN

FIRST FLOOR FLAT

• LOCATED WITHIN HEART OF • CAR PARKING SPACE VILLAGE

• COMMUNAL REAR GARDEN • ONE DOUBLE BEDROOM WITH STORE

GOOD SIZED LOUNGE
 KITCHEN

• BATHROOM
• EXTENDED LEASE UPON COMPLETION





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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. EPC: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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 purposes. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. FIXTURES AND FITTINGS: Only those items specifically mentioned in the sale price in working order or fit for their purpose. PLANNINO 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. FLOOR PLAN: This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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