



2 Silva Avenue,
KINGSWINFORD, DY6 8PL



Taylor's

2 Silva Avenue, KINGSWINFORD

Price: £375,000

Well placed within a desirable cul-de-sac, this **IMPRESSIVE, MODERN, DETACHED FAMILY HOME** has been **SUBSTANTIALLY EXTENDED** to both the ground and first floor, to now offer a **GENEROUS** and **SUPERBLY PRESENTED** layout of **GENEROUS** accommodation which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: extended reception hall, extended front lounge, large rear dining/second sitting room, kitchen extension with integrated appliances, utility/laundry, **FOUR GOOD BEDROOMS**, ensuite shower room and refitted family shower room. The property is set back beyond the **FULL WIDTH DRIVEWAY** with **GARAGE** and to the rear enjoying a **BEAUTIFULLY LANDSCAPED GOOD SIZED GARDEN**. The property is well placed for local amenities including both primary and secondary schools, doctors and local shops.

GROUND FLOOR

EXTENDED RECEPTION HALL 16' 5" x 6' 0": Entered via a composite double glazed door having stairs to the first floor, a light wood style floor and radiator.

EXTENDED LOUNGE 15' 8" x 11' 7": With a UPVC double glazed bow window to the front, radiator, a light wood style floor and double doors to:

LARGE DINING ROOM/SECOND SITTING ROOM 17' 8" x 9' 7": With UPVC double glazed French doors to the rear garden, a UPVC double glazed window to the rear, radiator and light wood style floor.

KITCHEN 16' 5" x 7' 1": Appointed with a range of light wood style units including the **INTEGRATED HOB, COOKER HOOD, INTEGRATED OVEN, INTEGRATED DISHWASHER, INTEGRATED WASHING MACHINE, INTEGRATED FRIDGE**, ample base and wall cabinets, a UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden, radiator, tiled floor and door to:

UTILITY/LAUNDRY ROOM 7' 2" x 5' 2": Including base and wall cabinets, recess for fridge/freezer, radiator and built-in storage.

FIRST FLOOR

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**. Taylor's 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 D.

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.** Taylor's 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 LANDING: With loft access hatch, BUILT-IN STORAGE housing the Worcester boiler and a further WALK-IN STORAGE ROOM.

BEDROOM ONE 11' 10" x 8' 11": With a UPVC double glazed window to the front, FITTED WARDROBE and radiator.

ENSUITE SHOWER ROOM 5' 9" x 5' 8": Including the shower cubicle, wash basin with vanity unit, WC, part tiling to the walls, a UPVC double glazed window to the side and radiator.

BEDROOM TWO 10' 0" x 9' 9": Having a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 11' 7" x 7' 2": Again with a UPVC double glazed window to the rear and radiator.

BEDROOM FOUR 9' 11" x 7' 1": With a UPVC double glazed window to the front and radiator.

REFITTED FAMILY SHOWER ROOM 7' 9" x 5' 4": Including the corner shower cubicle, wash basin, push button flush WC, radiator, full height tiling to the walls, tiled floor, extractor fan and a UPVC double glazed window to the rear.

OUTSIDE

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

GARAGE/STORE 13' 9" x 7' 11": Entered via an up-and-over door having door to utility, light and power points.

BEAUTIFULLY LANDSCAPED REAR GARDEN: Including a generous patio area with steps up to further patio areas, there is a well maintained principally level lawn with side borders and a further raised rear border and timber shed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 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.



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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.



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