



Taylors

PENSNETT, 3 Primrose Park

£140,000

2 1 1



An INCREDIBLY DECEPTIVE and MUCH IMPROVED, TWO BEDROOM, MEWS BUNGALOW set within a much sought after gated retirement development, for those of 60 years of age and over (55 years and above in certain circumstances). Available with NO UPWARD CHAIN.

The accommodation offers a GENEROUS layout, all of which is ATTRACTIVELY APPOINTED and is WELL PRESENTED throughout, forming the larger two bedroom layout. Including GAS CENTRAL HEATING, part UPVC DOUBLE GLAZING, the accommodation comprises: entrance porch with storage off, very large lounge with dining area, inner hall, attractively fitted kitchen, TWO GOOD BEDROOMS (bedroom 1 includes fitted bedroom furniture) and a refitted wet/ shower room. The accommodation also includes a personal alarm system, which enables residents to call for assistance if required. This delightful retirement bungalow is positioned within Primrose Park which is approached from Chapel Street. The development includes a scheme Manager and shared resident and visitor car parking. The bungalow is surrounded by beautifully maintained gardens and grounds, including block paved pathways, lawns and fish pool, all of which is maintained within the service charge. Tenure: LEASEHOLD. Approximately 62 years remaining on lease. SERVICE/ MAINTENANCE CHARGE: currently around £621.00 per quarter. Construction: Standard Brick Construction with tiled roof. Mains Electric, Water and Drainage services connected. FLOOD RISK - VERY LOW. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band - B. EPC - D. NO UPWARD CHAIN. KINGSWINFORD OFFICE.

Entrance Porch

Lounge with Dining Area - 4.98m x 3.51m (16'4" x 11'6") max.

Kitchen - 3m x 2.31m (9'10" x 7'7") max.

Bedroom 1 - 3.33m x 3.25m (10'11" x 10'8") min.

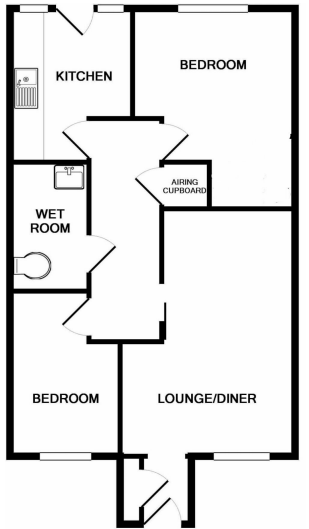
Bedroom 2 - 3.28m x 2.16m (10'9" x 7'1")

Wet/ Shower Room - 2.46m x 1.65m (8'1" x 5'5")

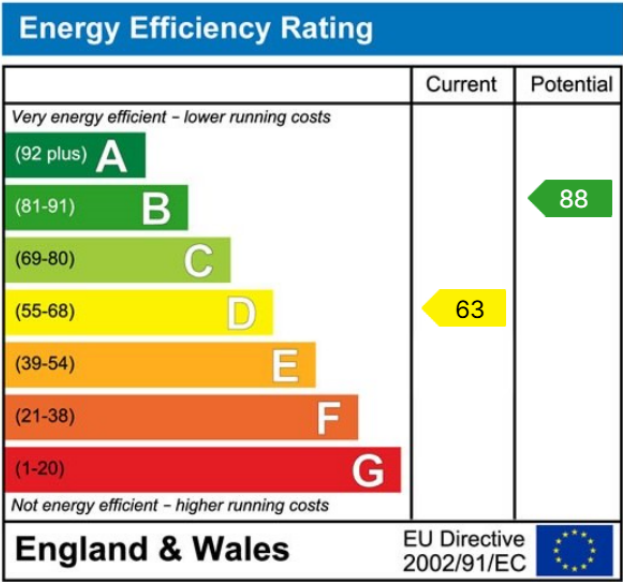




- AVAILABLE WITH NO UPWARD CHAIN
- MEWS BUNGALOW
- LOUNGE DINER
- COMMUNAL PARKING
- GAS CENTRAL HEATING
- RETIREMENT COMPLEX
- TWO BEDROOMS
- FOR THOSE AGED 60 YEARS OR ABOVE (55 YEARS UNDER CERTAIN CIRCUMSTANCES)
- ASSISTANCE ALARM SYSTEM



3 PRIMROSE PARK, DY5 4EH
Measurements are approximate. Not to scale. Illustrative purposes only
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