



**Taylors**



KINGSWINFORD, 208A Cot Lane

£440,000

🛏 2 🍳 1 🚿 1





This **STUNNING DETACHED BUNGALOW** with **DETACHED DOUBLE GARAGE** is only 5 years old and forms part of a small development of just three bungalows. Whilst enjoying a secluded location, approached via a private driveway, just off Cot Lane, the property offers a **GENEROUS** and **EXPENSIVELY APPOINTED** layout which is **TASTEFULLY DECORATED** throughout. Available with **NO UPWARD CHAIN**.

Boasting quality throughout, including 'Karndean' floors, the property includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: Reception Hall, Large Lounge with french doors to the rear garden, **IMPRESSIVE LUXURY DINING KITCHEN** with **INTEGRATED APPLIANCES**, **TWO DOUBLE BEDROOMS**, both with **FITTED WARDROBES** and a **BEAUTIFULLY FITTED SHOWER ROOM**. The property also includes **HIGH SPECIFICATION INSULATION**, which is reflected in the energy efficiency rating below. To the fore is a **BROAD BLOCK PAVED DRIVEWAY**, **SUBSTANTIAL DETACHED DOUBLE GARAGE** incorporating the **HOME OFFICE**. To the rear is a **PRIVATE TRADITIONAL WALLED GARDEN**, comprising of almost full width patio, lawns, fruit tree and benefits from a private rear aspect. Positioned to the front of the bungalow is a further gated patio area.

Tenure: Freehold. Construction: brick with a pitched tiled roof.  
Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Council Tax Band D. EPC B. **KINGSWINFORD OFFICE**

**Reception Hall** - 3.3m x 1.07m (10'10" x 3'6")

**Lounge** - 4.98m x 3.56m (16'4" x 11'8")

**Dining Kitchen** - 7.24m x 3.28m (23'9" x 10'9")

**Bedroom 1** - 3.86m x 2.69m (12'8" x 8'10")

**Bedroom 2** - 2.97m x 2.95m (9'9" x 9'8")

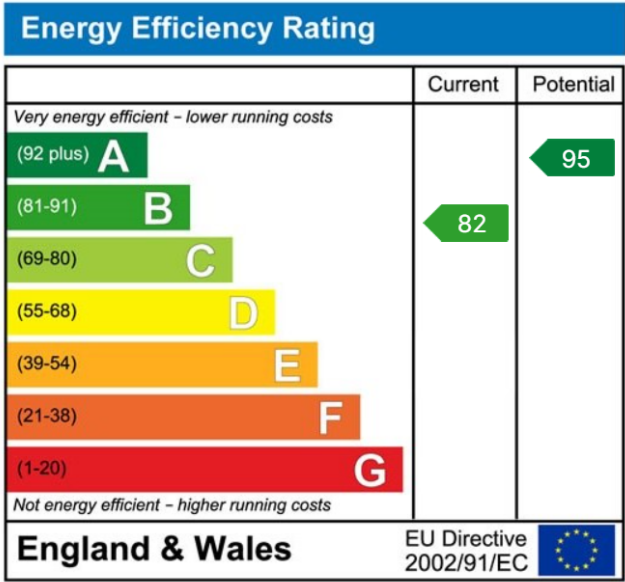
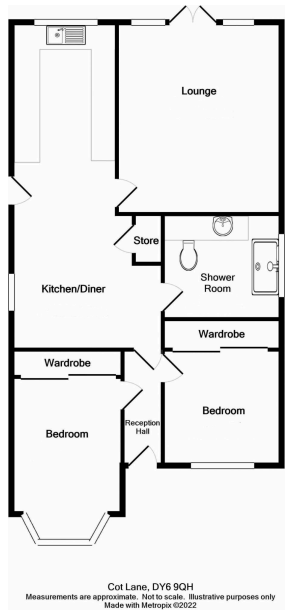
**Shower Room** - 2.92m x 1.78m (9'7" x 5'10")

**Double Garage with Office** - 6.43m x 3.23m (21'1" x 10'7") min





- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- LUXURY SHOWER ROOM
- PRIVATE REAR GARDEN
- SECLUDED POSITION
- DETACHED BUNGALOW
- LARGE DINING KITCHEN
- DETACHED DOUBLE GARAGE WITH HOME OFFICE
- BLOCK PAVED DRIVEWAY
- CONVENIENT FOR VILLAGE SHOPS & AMENITIES



**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 purpose. 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 these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **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.