



**10 Larch Gardens**  
West Midlands, WV14 0TU

**Offers In The Region Of £250,000**



MODERN FOUR BEDROOM, three storey end terraced style property, offering off road parking to the front and an integral garage. Benefitting from recent redecoration and new floorings throughout. NO CHAIN.

This spacious property briefly comprises over three floors: downstairs WC, fitted breakfast kitchen, lounge, four bedrooms; two with en-suite bathrooms and a main house bathroom. To the rear are enclosed gardens with side access, gas central heating and double glazing throughout.

Offering no upward chain. EPC - C / CT Band - D

### **Entrance Hallway**

Built in store. Doors to downstairs WC and fitted breakfast kitchen. Stairs to first floor accommodation.

### **Downstairs WC**

Window to side. Low level flush WC and pedestal wash hand basin installed.

### **Fitted Breakfast Kitchen**

4.60m x 3.01m (15'1" x 9'10" )

Window and access to rear via French double patio doors. A good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and extractor over and plumbing for a washing machine. Boiler housed on wall.

### **First Floor Landing**

Doors to bedroom two and main lounge. Stairs to second floor accommodation.

### **Bedroom Two**

2.71m x 2.81m (8'10" x 9'2" )

Window to rear. Double built in fitted wardrobes storage. Door into:

### **En-suite (First Floor)**

1.84m x 1.82m (6'0" x 5'11" )

Three piece suite comprising: low level flush WC, pedestal wash hand basin and mains fed shower unit within separate shower cubicle. Window to rear.

### **Lounge**

4.63m x 4.75m (15'2" x 15'7" )

Electric fire installed with wooden surround. Window to front. Double doors opening to separate Juliet balcony to front.

### **Second Floor Landing**

Window to side. Doors into bedrooms one, three and four and main house bathroom. Built in storage available.

### **Bedroom One**

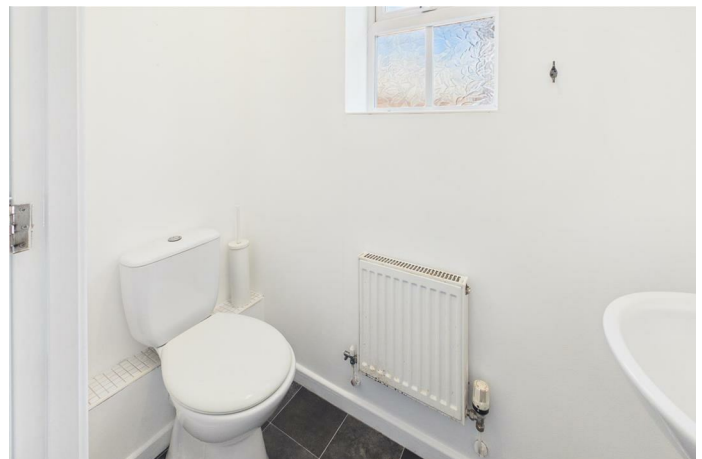
2.72m x 2.85m (8'11" x 9'4" )

Window to rear. Double built in fitted wardrobes storage. Door into:

### **En-suite (Second Floor)**

1.83m x 1.85m (6'0" x 6'0" )

Three piece suite comprising of; low level flush WC, pedestal wash hand basin and mains fed shower unit within separate shower cubicle. Window to rear.



### Bedroom Three

2.45m x 2.84m (8'0" x 9'3" )

Window to front.

### Bedroom Four

2.10m x 2.35m (6'10" x 7'8" )

Window to front.

### House Bathroom

Three piece suite comprising of; low level flush WC, pedestal wash hand basin and bath.

### Garage

Up and over door to front. Electrics installed.

### Rear of the Property

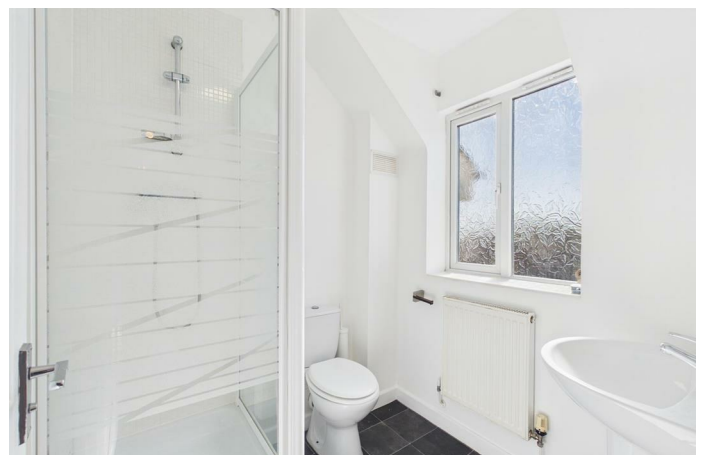
Slabbed entry with garden mainly laid to lawn. Wrapped around the property is a further slabbed pathway offering relevant side access and a raised decked area.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**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. B K and K 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. **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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





**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. B K and K 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.

**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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.