



Taylors

KINGSWINFORD, 2 Hazelmere Gardens

£450,000

🛏 4 🚿 2 🚗 2



Including Gas central Heating and UPVC Double Glazing, the accommodation comprises: through reception hall with guests cloakroom/ WC off, generous rear lounge with 'french' doors to the rear garden, separate dining room with ' bay ' window, breakfast kitchen with integrated appliances and separate utility/ laundry room. To the first floor are 4 good sized bedrooms, Ensuite shower room and a well appointed family bathroom. Hazelmere Gardens is accessed from Mount Pleasant via a private driveway, which leads to electric entrance gates and a separate pedestrian gate. Single garage. A level, well maintained rear garden with patio. Tenure: FREEHOLD. Construction: standard brick walls and tiled roof. There is shared responsibility for the maintenance of communal areas, electric gates etc by all properties in the cul de sac. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.



Reception Hall - 3.84m x 1.8m (12'7" x 5'11")

WC - 2.46m x 1.07m (8'1" x 3'6")

Lounge - 4.75m x 3.48m (15'7" x 11'5")

Dining Room - 3.3m x 2.49m (10'10" x 8'2")

Breakfast Kitchen - 3.35m x 2.84m (11'0" x 9'4")

Utility/ Laundry Room - 2.9m x 1.37m (9'6" x 4'6") max.

Bedroom 1 - 4.47m x 3.15m (14'8" x 10'4") max

Ensuite Shower Room - 1.93m x 1.75m (6'4" x 5'9")

Bedroom 2 - 3.4m x 3.38m (11'2" x 11'1") max.

Bedroom 3 - 3.4m x 3.05m (11'2" x 10'0") max.

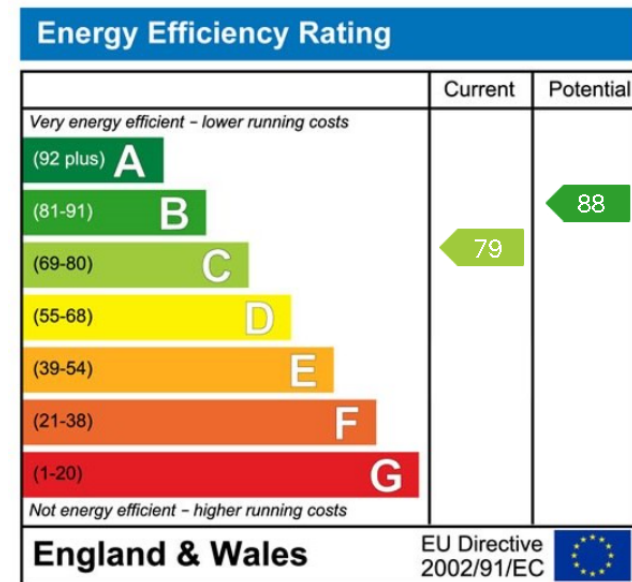
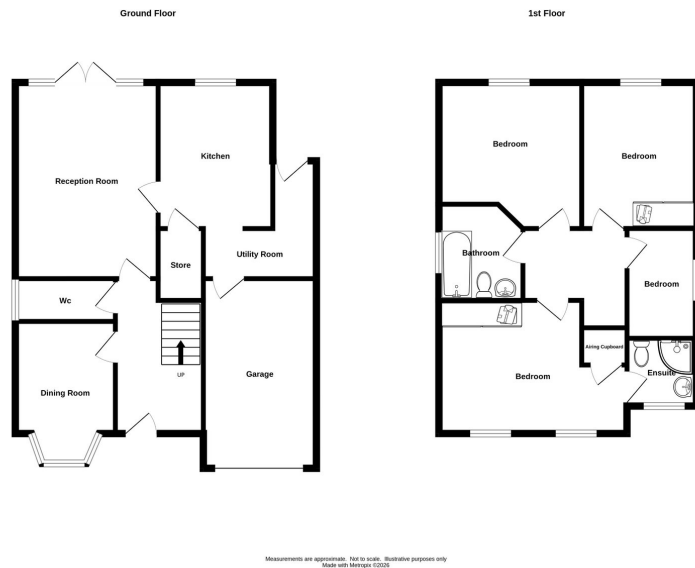
Bedroom 4 - 2.67m x 1.98m (8'9" x 6'6")

Family Bathroom - 2.26m x 2.03m (7'5" x 6'8")





- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SMALL GATED DEVELOPMENT
- BLOCK PAVED DRIVEWAY
- GARAGE
- PRIVATE REAR GARDEN WITH SOUTHERLY ASPECT
- GROUND FLOOR WC
- UTILITY ROOM
- WELL PLACED FOR SCHOOLS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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.