



Taylors

KINGSWINFORD, 62 Oregon Close

Offers In Region Of £300,000

 3  1  2



includes Gas central heating, solar panels (subject to lease agreement) upvc double glazing and comprises: reception hall with composite door entrance, 'oak' finish floor and useful store with utility cupboard off, ground floor WC, large full width lounge with 'media wall' and 'oak' finish floor. The full width family dining kitchen is beautifully fitted, includes integrated appliances, french doors to the large conservatory. To the first floor are Three large bedrooms, bedroom 1 includes fitted/ built in wardrobes, a luxury refitted bathroom with separate shower cubicle and a 'gallery' style landing. To the front of the property is the Large full width driveway, Garage. Landscaped rear garden. Tenure: FREEHOLD. Construction: standard brick walls and tiled roof. Services: All main services. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk Assessment: Very Low. There is a mine entry located within 20 metres of the property (coal authority report indicates the approximate position being opposite side of the road - report available). Tax Band C. EPC B.

Reception Hall - 2.9m x 1.63m (9'6" x 5'4")

Storage - 1.65m x 1.02m (5'5" x 3'4")

WC - 1.3m x 0.89m (4'3" x 2'11")

Lounge - 4.7m x 3.61m (15'5" x 11'10")

Family Dining Room - 4.7m x 3.61m (15'5" x 11'10")

Conservatory - 3.58m x 2.69m (11'9" x 8'10")

First Floor Landing - 2.97m x 1.98m (9'9" x 6'6")

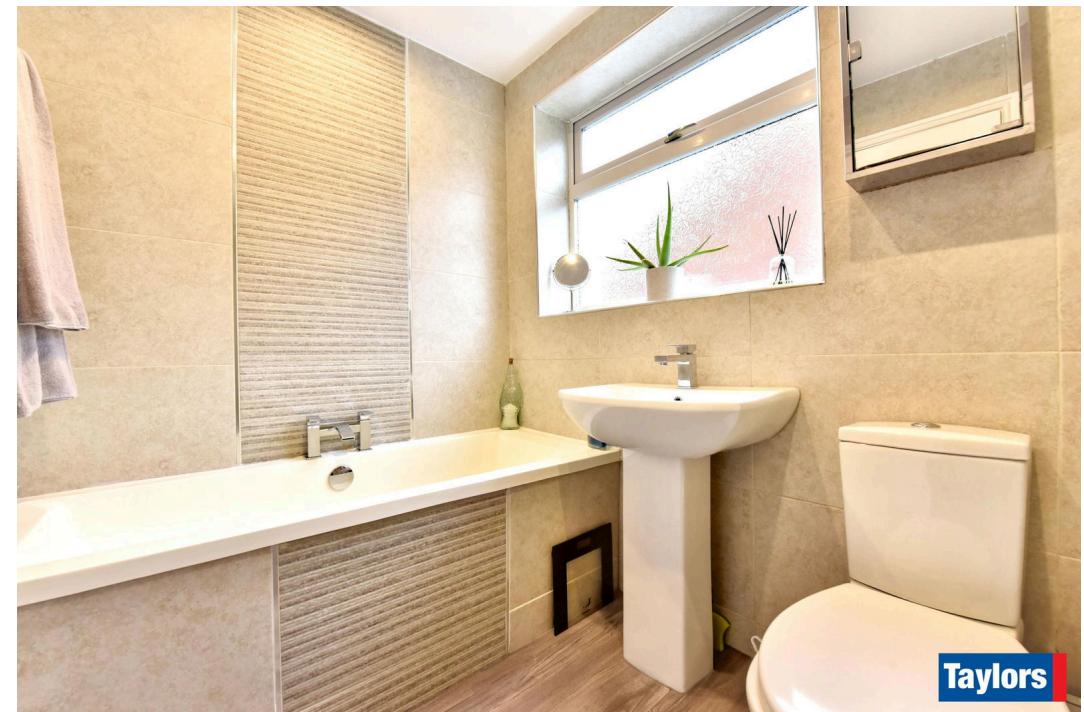
Bedroom 1 - 4.11m x 3.63m (13'6" x 11'11")

Bedroom 2 - 3.4m x 2.08m (11'2" x 6'10")

Bedroom 3 - 3.4m x 2.59m (11'2" x 8'6")

Family Bathroom - 2.87m x 1.68m (9'5" x 5'6")

Garage - 4.14m x 2.29m (13'7" x 7'6")



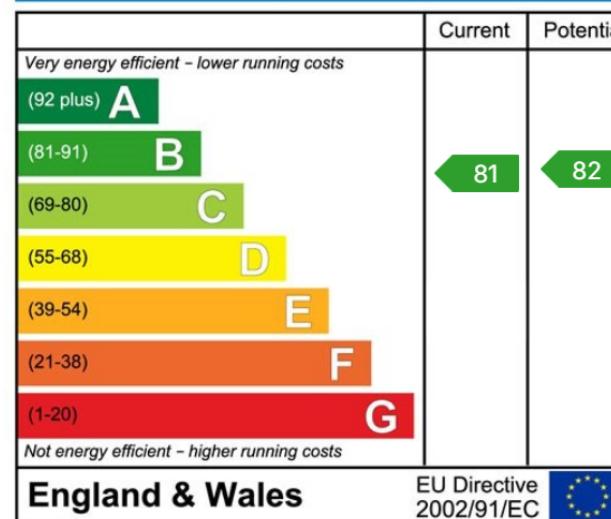


- 360 TOUR
- CONSERVATORY
- LUXURY FITTED FAMILY DINING KITCHEN
- GARAGE
- CUL DE SAC
- THREE GOOD SIZED BEDROOMS
- GROUND FLOOR WC
- LARGE FULL WIDTH DRIVEWAY
- PRIVATE LANDSCAPED REAR GARDEN
- CONVENIENT FOR SCHOOLS AND SHOPS



Measurements are approximate - Not to scale - Illustrative purposes only
Made with MyHouse 1.0.200

Energy Efficiency Rating



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.