



**CHURCH VIEW GARDENS, KINVER,
NR. STOURBRIDGE DY7 6EE**





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Enjoying an elevated, near corner setting in this established Kinver address, this **BEAUTIFULLY PRESENTED AND THOUGHTFULLY REFURBISHED, TWO BEDROOM, SEMI-DETACHED BUNGALOW** affords a layout with gas central heating and double glazing, to briefly comprise: L Shaped Hall, **EXTENDED SITTING ROOM**, Splendid Refitted Shaker Styled Kitchen with a host of integrated appliances, Two Good Bedrooms and Stylish Reappointed Shower Room. Fore Garden, Block Paved Drive to **GARAGE**, Further Block Paved Drive, and with Side and Rear Gardens. Tenure: Freehold. Construction: Brick/Tiled Pitched Roof (Flat to Extension). Services: All Mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C.

In further detail;

THE ACCOMMODATION

A side facing composite styled entrance door with inset obscure double glazing and with an adjoining obscure double glazed panel, opens to the;

“L” SHAPED RECEPTION HALL

With loft access point (including ladders), central heating radiator, mains connected smoke alarm, ceiling light point and with doors radiating off;

EXTENDED SITTING ROOM WITH DEFINED DINING AREA 22' 3" x 12' 2" (when measured at widest points)

This generous living space provides ample room for both sitting room furnishings as well as dining table and chairs. With a neutral theme of décor being complemented by newly fitted carpet, and with a UPVC double glazed window to the side elevation and with UPVC double glazed double opening French styled doors to the rear garden. Two central heating radiators, two ceiling light points, mains connected smoke alarm and being “open plan” to the;

SPLENDID REFITTED KITCHEN 9' 5" x 7' 8"

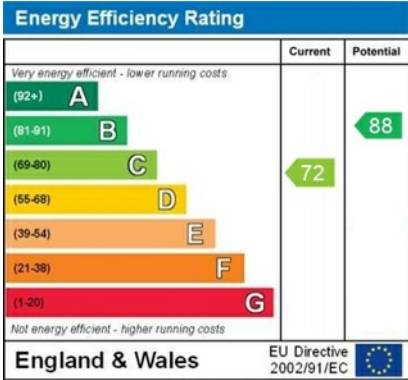
With a UPVC double glazed window to the rear and being furnished with a good range of pale grey shaker styled cupboard fronted units, with the base cupboards and drawers being surmounted by work surfaces and having an inset stainless steel one and a half bowl stainless steel drainer with mixer tap above.

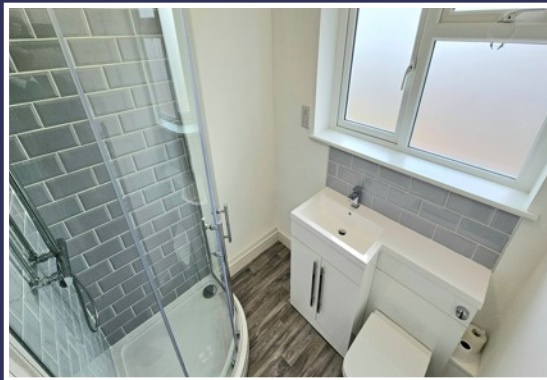
To the property’s side elevation there is an enclosed pebbled area with external cold water tap, and a path which leads onto a side gate to a paved area behind the garage. It is from this aspect that an open approach is offered to the;

REAR GARDEN

Which has a block paved patio, steps which rise to a shaped level lawn, and surrounding borders with an array of specimen plants and shrubs. This is a private aspect and one considered low maintenance.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.





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At eye-level there are a range of wall mounted cupboards providing additional storage space. The built-in cooker arrangement includes a ceramic electric hob, complementary splashback, together with a fan assisted single electric oven with integrated grill, and overall, with a concealed cooker hood. Built-in fridge with separate freezer compartment and with a large cupboard creating suitable housing for an additional appliance. Central heating radiator, and with a ceiling light point.

Returning to the reception hall, doors continue to lead off;

BEDROOM ONE 14' 0" x 12' 0" (when measured at widest points)
With a UPVC double glazed window to the front, central heating radiator, ceiling light point and with a neutral theme of décor complemented by newly fitted carpet.

BEDROOM TWO 9' 10" x 9' 10" (at widest points)
With a UPVC double glazed window to the front, central heating radiator, newly fitted carpet and ceiling light point.

REAPPOINTED SHOWER ROOM 6' 3" x 5' 9"
With a UPVC obscure double glazed window to the side and appointed with a white suite to include a corner shower enclosure having complementary "metro styled" splashback tiling within, and further with both a fixed head and hand held shower. A trough styled hand wash basin presides above a double door vanity unit, which, to one side, has a low level WC with an enclosed cistern. Fashionable "ladder styled" heated towel radiator, extractor fan, shaver connection socket and with a ceiling light point.

CLOAKS CUPBOARD
Provides for general purpose storage.

OUTSIDE

Gently elevated into a near corner position, with a lawned foreground having an array of specimen plants and shrubs, and to the front, having a **BLOCK PAVED DRIVEWAY** which is in addition to the **PRINCIPAL BLOCK PAVED DRIVEWAY** which is considerably wider and provides both an approach to steps to the property's principal entrance, and further extends to the;

GARAGE 16' 7" x 8' 1"
With double opening timber doors, UPVC double glazed window to the side and has a concrete floor.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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.** Taylors 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.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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 Taylors branch for advice or confirmation on any points.

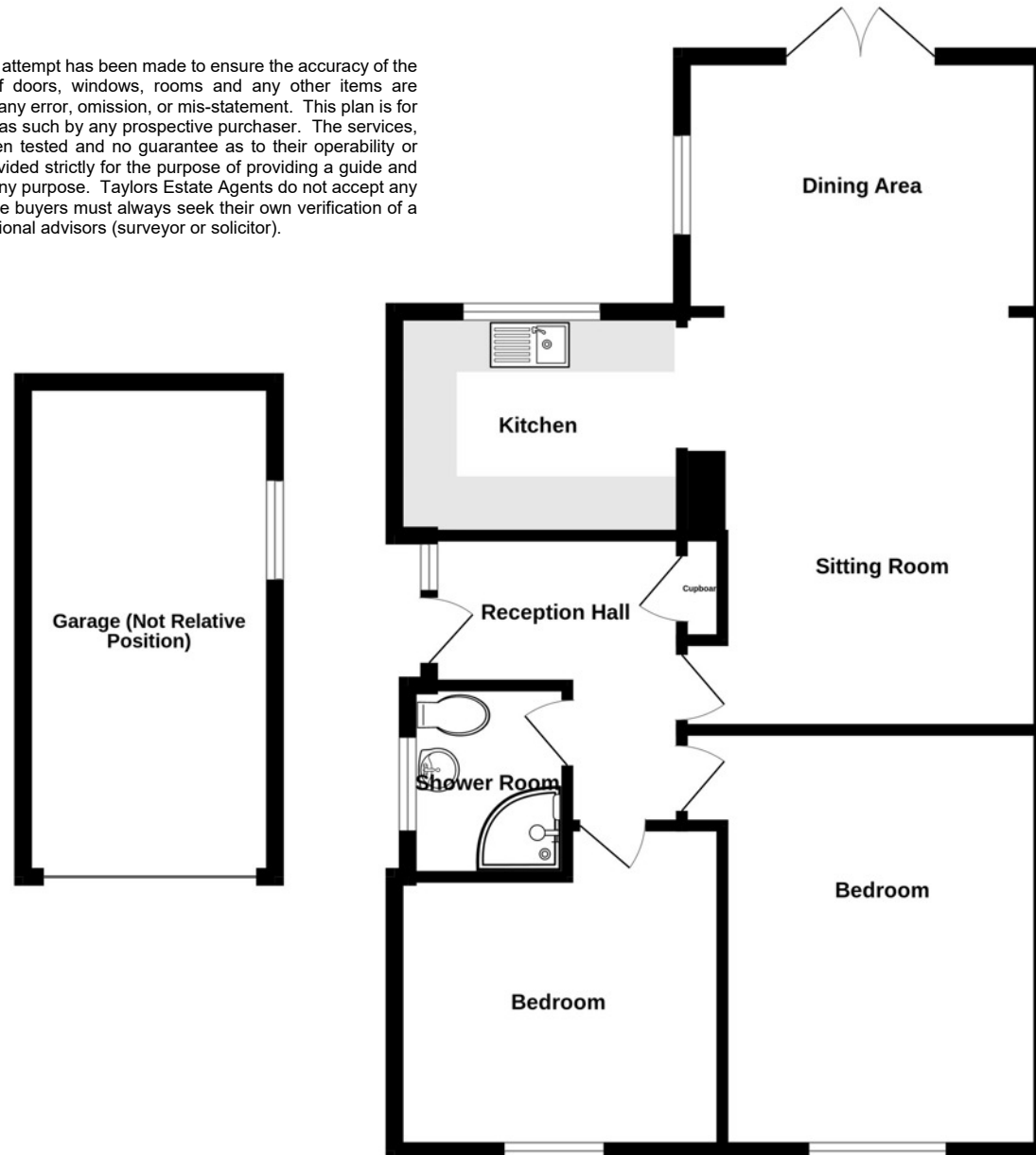
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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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 himself 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 in relation to this property.

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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