



17 KINITHS WAY
B62 9HJ

Taylor's

17 KINITHS WAY HALESOWEN

*CONSIDERABLY IMPROVED
AND EXTENDED Semi detached
home having accommodation on
three floors.*

Block paved drive
With electric car charger point
Entrance Hall

With modern style composite entrance door, wood flooring, stairs off
Lounge

17' 2" into bay x 9' 10" (5.23m x 2.99m)

Having ceiling lighting, double glazed bay window, ceiling cornicing and double doors to the dining room

Dining Room

15' 5" x 11' 0" (4.70m x 3.35m)

Having double glazed double doors to the garden, wood flooring

Cloakroom

With WC and handbasin

Spacious Kitchen

17' 7" x 10' 7" (5.36m x 3.22m)

Having comprehensive range of units with inset sink, integral dishwasher, wide 5 ring Kenwood cooker, cooker hood, large range of wall cupboards, recess for washer and double glazed double doors to the garden.

First Floor Landing

Bedroom 1

13' 9" into bay x 9' 8" into wardrobes (4.19m x 2.94m)

Having a good range of attractive fitted wardrobes and drawers, bed head and bed side drawers

Bedroom 2

11' 3" x 7' 3" (3.43m x 2.21m)

With walk in wardrobe

Bedroom 3

18' 1" max x 8' 0" max (5.51m x 2.44m)

A split level bedroom with initial study or dressing area with fitted furniture and steps down to bed area with fitted cupboards and ceiling lighting

Family Bathroom

7' 6" x 5' 4" (2.28m x 1.62m)

Having ceiling lighting, tiling to the floor and ceiling, panel bath with shower above, WC and handbasin

Second floor Bedroom 4

10' 8" max x 13' 2" max (3.25m x 4.01m)

Being L shaped with loft space and built in wardrobe.

Integral Store or small garage for motorbike

Rear Garden

A lovely feature having patio with external lighting, power and tap, side entrance. Purpose built Hot Tub with canopy above, bar and decked area, shaped lawns with sitting areas and attractive borders

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



CONSIDERABLY IMPROVED AND EXTENDED Semi detached home having accommodation on three floors. Situated at the head of the CUL DE SAC and having a **LOVELY REAR GARDEN** with **FEATURE COVERED HOT TUB**. With gas radiator heating ,PVC double glazing and block paved drive **INTERNAL INSPECTION ESSENTIAL** - Hall, Lounge, Good size Dining Room, Cloakroom with WC, Lovely Large Kitchen with wide cooker, Three first floor Bedrooms, Super Bathroom, Additional second floor Bedroom/Office. Good size integral store. All main services connected. Broadband/mobile coverage://checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band B. EPC D **Construction Walls -Brick, roof mainly tiled, part flat**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents contact details:
 19 - 21 HAGLEY ROAD,
 HALESOWEN
 B63 4PU
 T. 0121 550 3978
 e. halesowen@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

Taylor's

Copyright 2015 | Taylor's Estate Agents and Surveyors Limited
 Printed by www.stewartdigital.co.uk

Offices at:

KINGSWINFORM HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metron CSD24



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 D . COUNCIL TAX BAND B:** 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. Taylor's 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.** Taylor's 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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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 Taylor's 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 Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - 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. Taylor's 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).