



163 Standhills Road  
KINGSWINFORD, DY6 8LA

**Taylor's**

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## 163 Standhills Road, KINGSWINFORD

**Price: £225,000 - NO UPWARD CHAIN**

**A TRADITIONAL BAY FRONTED SEMI-DETACHED FAMILY HOME with a LARGE GARDEN and REAR ACCESS TO PARKING and GARAGE. The property requires updating to further enhance the GENEROUS and VERY WELL PROPORTIONED LAYOUT of accommodation which includes GAS CENTRAL HEATING, PART DOUBLE GLAZING and comprises: arched recess porch, through reception hall, front lounge with bay window, separate rear dining room/second sitting room, kitchen, THREE GOOD SIZED BEDROOMS and a generous bathroom. The property is well located in a very popular area, a short walk from primary/secondary schools, shops and other amenities. Available for sale with NO UPWARD CHAIN.**

### GROUND FLOOR

**RECEPTION HALL:** Having stairs to the first floor and radiator.

**FRONT LOUNGE 13' 6" x 11' 11":** Including a double glazed walk-in bay window to the front, radiator and gas fire with fireplace surround.

**SEPARATE DINING ROOM 12' 6" x 11' 10":** With a window to the rear, radiator, a gas fire with fireplace surround.

**KITCHEN 11' 11" x 6' 11":** With a window to the rear, Belfast sink, base and wall cabinets, built-in pantry/store, radiator and door to the side/rear garden.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With a stained/leaded window to the side and loft access hatch.

**BEDROOM ONE 12' 5" x 11' 11":** With a window to the rear and radiator.

**BEDROOM TWO 14' 1" x 10' 9":** With a double glazed walk-in bay window to the front and radiator.

**BEDROOM THREE 8' 5" x 8' 3":** With a double glazed window to the front, radiator.

### 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.

### 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.

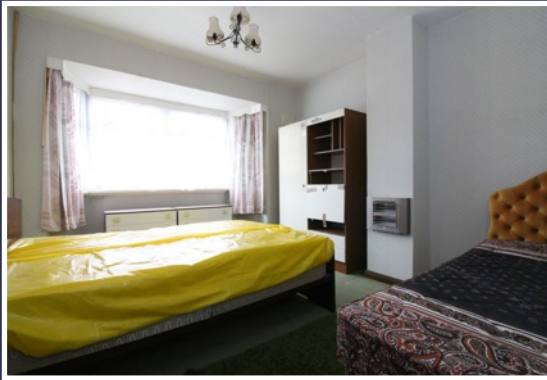
### COUNCIL TAX BAND C.

### 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





**GENEROUS BATHROOM 8' 11" x 6' 11"**: Including the bath, pedestal wash basin, WC, radiator, windows to the rear and side and built-in storage housing the gas boiler.

### OUTSIDE

The property is set well back from the road beyond the generous front garden which as can be seen from neighbouring properties has the potential to create a FRONT DRIVEWAY if required.

**LARGE REAR GARDEN:** A generous garden which includes a large patio area with outdoor WC and STORAGE BUILDING off, there are three lawned areas and a pathway leads down to the rear drive/parking and to the sectional garage.

**SECTIONAL GARAGE 16' 10" x 8' 2"**: Entered via double doors and having a pedestrian door on the side.

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

### CONSUMER PROTECTION REGULATIONS 2008

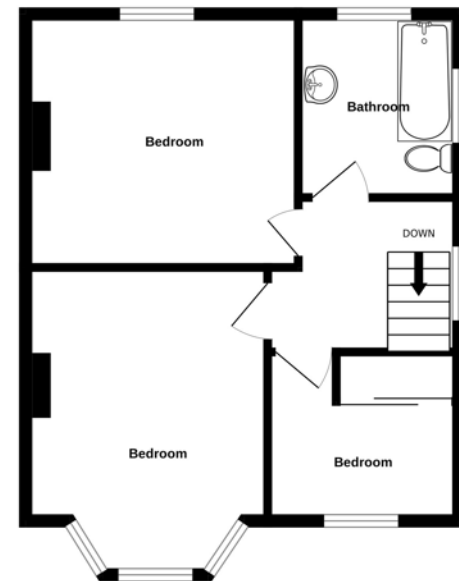
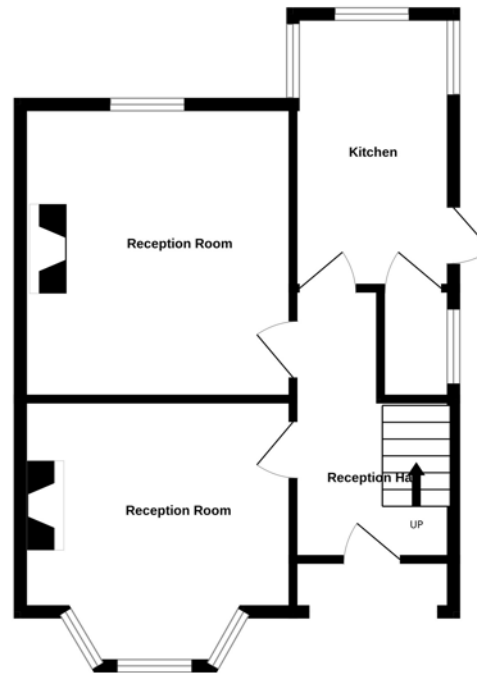
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

### 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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**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.

TAKS



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### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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