



Flat 4, 762 High Street,  
KINGSWINFORD, DY6 8AA



# Taylor's

## Flat 4, 762 High Street, KINGSWINFORD

**Price: £149,950**

**A LUXURY GROUND FLOOR APARTMENT**, only around 6 years old, in a central village location, a short walk from shops, schools and amenities. The **HIGH SPECIFICATION** layout is **SUPERBLY APPOINTED** and **WELL PRESENTED** throughout, includes **UNDERFLOOR HEATING**, **uPVC DOUBLE GLAZING** and comprises: reception hall, stunning open plan lounge/diner through to fitted kitchen with built in appliances, **TWO BEDROOMS** and luxury shower room. The main entrance to the communal lobby has an intercom with cctv. There is a small front private terrace and to the rear are the communal gardens and a **LARGE CAR PARK** with allocated resident parking and electric gated access. All communal areas are maintained within the service charge. Tenure: Leasehold. In region of 119 years remaining. Ground rent: currently £150 per annum. Service charge currently £1274.00 per annum (reviewed annually). Building insurance currently: £133.57 per annum (reviewed annually).

### THE ACCOMMODATION

**RECEPTION HALL:** With ceiling spotlights, BUILT-IN STORAGE housing the gas boiler and CCTV/intercom to the main entrance door.

### OPEN PLAN LOUNGE DINER THROUGH TO KITCHEN:

**LOUNGE DINER 17' 0" x 12' 5"**: With UPVC double glazed French doors to the front terraced garden, further UPVC double glazed window to the front, ceiling spotlights and through to:

**LUXURY FITTED KITCHEN 10' 11" x 6' 6"**: Beautifully appointed with a range of grey units, fitted beneath the UPVC double glazed window to the side to include the stainless steel sink drainer unit with mixer tap with INTEGRATED SLIMLINE DISHWASHER, cupboard storage space, INTEGRATED FRIDGE, INTEGRATED FREEZER. The units return to include the INTEGRATED GAS HOB, INTEGRATED OVEN, COOKER HOOD ABOVE, drawer storage space and wall cabinets above.

**BEDROOM ONE 9' 11" x 10' 0"**: With a UPVC double glazed window to the rear, ceiling spotlights.

**BEDROOM TWO 8' 2" x 6' 8"**: With a UPVC double glazed window to the rear and ceiling spotlights.

**LUXURY SHOWER ROOM 5' 7" x 6' 10"**: Including a large walk-in shower cubicle, push button flush WC, pedestal wash basin, part tiling to the

### 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 **LEASEHOLD**. 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.

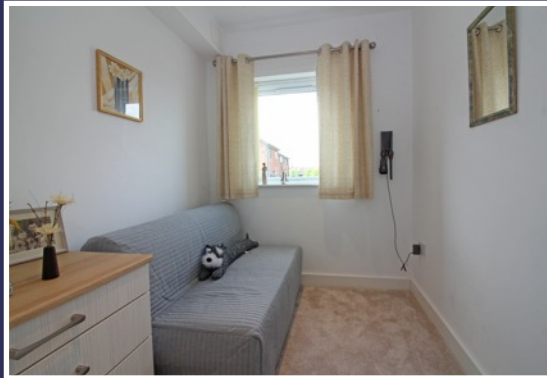
### FIXTURES AND FITTINGS

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.

### VIEWING

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



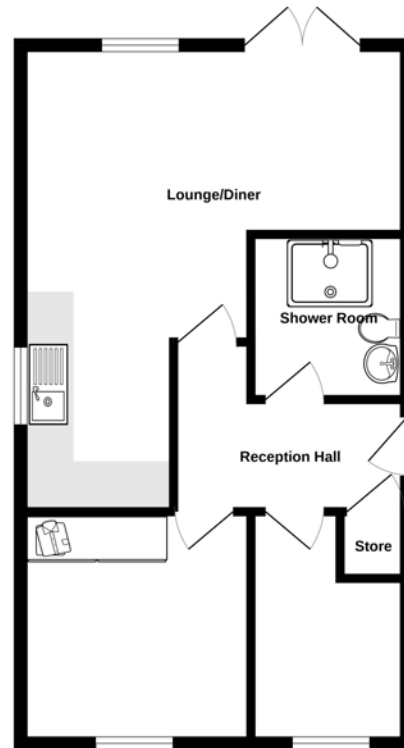


walls, extractor fan, ceiling spotlights and a heated towel rail.

**OUTSIDE**

Located to the rear of the property is a RESIDENT CAR PARKING SPACE together with communal gardens and grounds all of which are maintained. The car park is accessed via Penzer Street and there is controlled gated access.

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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**

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