



586 High Street,
KINGSWINFORD, DY6 8AJ



Taylor's

586 High Street, KINGSWINFORD

Price: £235,000

An **IMMACULATE** and **DECEPTIVE END OF TERRACED HOUSE** with a **LARGE BEAUTIFULLY LAID OUT REAR GARDEN** and **FULL WIDTH BLOCK PAVED DRIVEWAY**. The **SPACIOUS** layout is **SUPERBLY APPOINTED** and **TASTEFULLY PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: **Entrance Hall**, **Front Sitting Room**, **Large Full Width Dining Kitchen** with integrated appliances, **CONSERVATORY EXTENSION**, **TWO GOOD BEDROOMS** and a **Beautifully Fitted Bathroom**. The property is a short walk from the village centre and popular schools. **Tenure: FREEHOLD**. **Construction: Standard Brick Construction with tiled roof**. **All mains services connected**. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. **Council Tax Band - B**. **EPC - D**. **KINGSWINFORD OFFICE**.

GROUND FLOOR

ENTRANCE HALL: Entered via a composite door having stairs to the first floor and radiator.

LOUNGE 13' 8" x 10' 4": Including a UPVC double glazed half bay window to the front, radiator, feature fireplace, fitted storage cupboard with shelving above.

IMPRESSIVE FULL WIDTH DINING KITCHEN 13' 9" x 11' 2": Appointed with a range of cream units including the **INTEGRATED HOB**, **COOKER HOOD ABOVE**, **INTEGRATED OVEN**, **INTEGRATED FRIDGE**, **INTEGRATED FREEZER**, base and wall cabinets, recess and plumbing for washing machine, **LED spotlights**, **INTEGRATED DISHWATER**, work top lights, **LED spotlights**, a tall tower unit housing the gas boiler, **UPVC double glazed French doors** to the conservatory and a **BUILT-IN PANTRY/STORE**.

CONSERVATORY 11' 4" x 8' 3": With **UPVC double glazed French doors** to the rear garden, **UPVC double glazed windows** upon three sides, radiator and wall mounted electric heater.

FIRST FLOOR

FIRST FLOOR LANDING: With a **UPVC double glazed window** to the side and doors to:

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**. 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.

COUNCIL TAX BAND B.

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



BEDROOM ONE 13' 8" (10' 4" minimum) x 11' 10": Including FITTED WARDROBES, two UPVC double glazed windows to the front, radiator, a loft access hatch with ladder.

BEDROOM TWO 11' 5" x 8' 0": With a UPVC double glazed window to the rear and radiator. Fitted wardrobes.

BEAUTIFULLY FITTED BATHROOM 7' 11" x 5' 4": Including the shower bath with shower screen and shower above, fitted furniture incorporating the wash basin, push button flush WC and cupboard storage space. There are spotlights, heated towel rail and a UPVC double glazed window to the rear.

OUTSIDE

The FULL WIDTH BLOCK PAVED DRIVEWAY which ample provides off-road parking and there is gated side access to the rear garden.

LARGE REAR GARDEN: A beautifully laid out garden which includes a large paved patio area with gated side access off, long well maintained lawns with well stocked borders either side, there are established maples and palms and towards the rear boundary is the LARGE TIMBER GARDEN STORE.

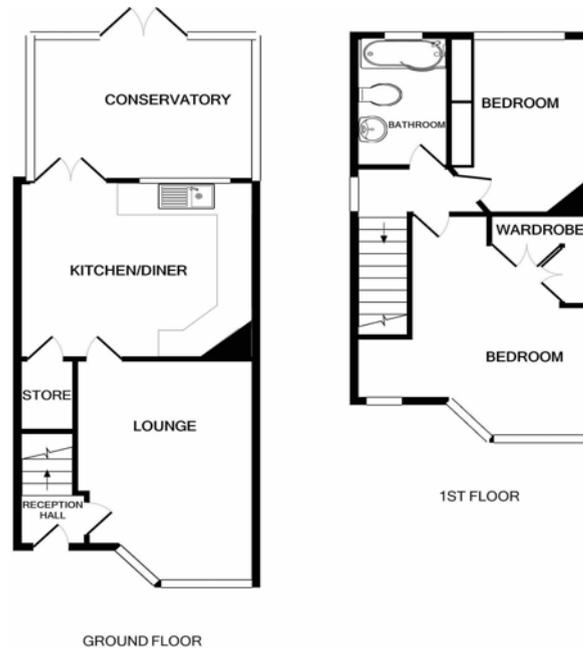
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.

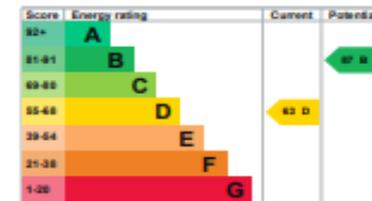
PLANNING PERMISSION/ BUILDING REGULATIONS

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.



HIGH ST, DY6 8AJ
Measurements are approximate. Not to scale. Illustrative purposes only
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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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