



45 Oak Street,  
KINGSWINFORD, DY6 9LS



# Taylor's

## 45 Oak Street, KINGSWINFORD

### Price: £219,000 - NO UPWARD CHAIN

**A LARGE 'PERIOD' END OF TERRACE**, superbly located within Kingswinford's 'Old Quarter', just around the corner from village shops and schools. The **DECEPTIVELY SPACIOUS** layout is **WELL APPOINTED** and **TASTEFULLY PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: **Front Lounge**, **Lobby**, **Cellar**, **Rear Sitting Room with log burner**, **Beautifully Fitted Kitchen with built in appliances**, **Spacious Bathroom with separate shower and TWO LARGE DOUBLE BEDROOMS**. To the rear is the **LARGE BEAUTIFULLY LAID OUT GARDEN** with decking, lawns and side entrance. Available with **NO UPWARD CHAIN**. Tenure: **FREEHOLD**. Construction: **Standard Brick Construction with tiled roof**. All mains services connected. **Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)**. Council Tax Band - **B**. EPC - **E**. **KINGSWINFORD OFFICE**.

#### GROUND FLOOR

**FRONT SITTING/DINING ROOM 12' 7" x 10' 3"**: With a UPVC double glazed window to the front, radiator, fireplace surround.

**INNER HALL**: With tiled floor and stairs to the first floor.

**REAR LOUNGE 12' 6" x 12' 2"**: Including a "log burner", a UPVC double glazed window to the rear and radiator.

**FITTED KITCHEN 14' 6" x 7' 10"**: With a UPVC double glazed window to the side, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, recess for fridge/freezer, one and a half bowl sink drainer unit, recess and plumbing for washing machine, base and wall cabinets, radiator and a UPVC double glazed door to the rear garden.

**GROUND FLOOR BATHROOM 7' 11" x 7' 6"**: Including the panelled bath, separate walk-in shower, pedestal wash basin, low level flush WC, heated towel rail, radiator, spotlights, wall mounted combination boiler and a UPVC double glazed window to the side.

**CELLAR 12' 8" x 10' 5"**: Providing useful storage space and including a 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 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.** 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





## FIRST FLOOR

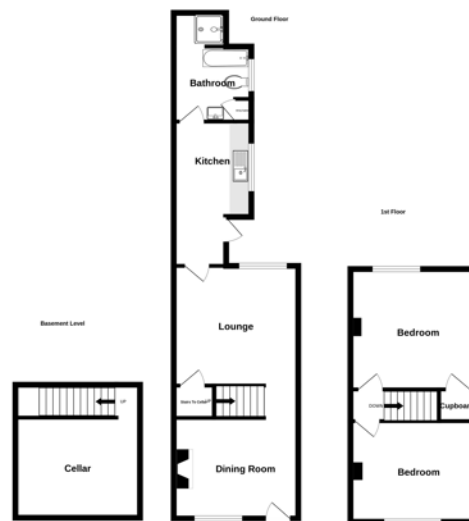
**FIRST FLOOR LANDING:** With doors to:

**BEDROOM ONE 12' 8" x 12' 3":** Having a UPVC double glazed window to the rear and wardrobe recess.

**BEDROOM TWO 12' 8" x 10' 4":** With a UPVC double glazed window to the front, period fireplace surround and radiator.

## OUTSIDE

**LARGE REAR GARDEN:** A paved patio with gated side access off adjoins the side of the single storey rear elevation on which the FULL WIDTH DECKING may be approached which leads onto the large level well maintained lawn and there is a TIMBER SHED.



45 Oak St, Dy6 8A  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	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

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.



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