



11 Kingsley Road,  
KINGSWINFORD, DY6 9RY

**Taylor's**

# Taylor's

## 11 Kingsley Road, KINGSWINFORD

### Price: £365,000

**A VERY LARGE and SUBSTANTIALLY EXTENDED SEMI DETACHED FAMILY HOME**, very well located in a sought after area, close to desirable schools, park and village amenities. The **GENEROUS** layout is **WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING** and comprises: Entrance porch, ground floor WC, reception hall, front lounge, separate dining room/ second sitting room, extended dining kitchen, utility/ laundry room, **FOUR LARGE BEDROOMS** and family bathroom. Whilst enjoying a corner position, the property is set back beyond the **RECENT LARGE BLOCK PAVED DRIVEWAY, LARGE GARAGE**, and to the rear is an enclosed garden with patio and lawn, garden store and there is an landscaped side garden.

#### GROUND FLOOR

**ENTRANCE PORCH:** Entered via double doors and further door to:

**RECEPTION HALL:** Having stairs to the first floor, two radiators, understairs storage and door to the garage.

**GROUND FLOOR WC 8' 10" x 3' 10":** Including the push button flush WC, wash basin with vanity, tiled floor and extractor fan.

**LOUNGE 13' 2" x 12' 11":** The measurements include the half UPVC double glazed bay window to the front aspect, there is radiator.

**SEPARATE DINING ROOM 12' 0" x 11' 0":** With UPVC double glazed door to the rear garden, radiator and fireplace surround.

**EXTENDED KITCHEN 14' 9" x 8' 10":** With UPVC double glazed windows to the rear and side, a one and a half bowl sink drainer unit, recess for dishwasher, recess for a range style cooker, recess for freezer, cupboard and drawer storage space, radiator, UPVC double glazed door to the rear garden and spotlights.

**UTILITY ROOM 11' 10" x 5' 8":** With a UPVC double glazed window to the side, plumbing for washing machine and a wall mounted gas boiler.

#### 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 D.

#### 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



## FIRST FLOOR

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

**BEDROOM ONE 11' 0" x 13' 7":** The measurements include the UPVC double glazed half bay window to the front, FITTED WARDROBES and radiator.

**BEDROOM TWO 12' 0" x 10' 11":** With a UPVC double glazed window to the rear and radiator.

**BEDROOM THREE 23' 1" x 9' 11":** With UPVC double glazed windows to the front and rear aspects and also to the side and with radiator.

**BEDROOM FOUR 8' 11" x 8' 10":** Having a UPVC double glazed window to the rear and radiator.

**BATHROOM 6' 10" x 6' 8":** With a UPVC double glazed window to the front, shower bath with shower and shower screen above, wash basin with vanity unit, push button flush WC, heated towel rail, fitted cupboard storage space and tiled floor.

**LOFT** - we are advised that the loft is boarded, insulated and may provide potential for conversion (subject to building regulation approval).

## OUTSIDE

The property is set well back from the road beyond the RECENT AND GENEROUS BLOCK PAVED DRIVEWAY which provides ample off-road parking for several vehicles with front garden alongside.

**GARAGE 13' 10" x 10' 1":** Entered via electric roller shutter door with window to the side and cold water tap.

**REAR GARDEN:** Including a patio area, level shaped lawns with side borders and chippings and there is a useful garden store.

**SIDE GARDEN:** A patio garden which comprises of a large patio area and gated access to the front of the property.

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**



*Agents contact details:*

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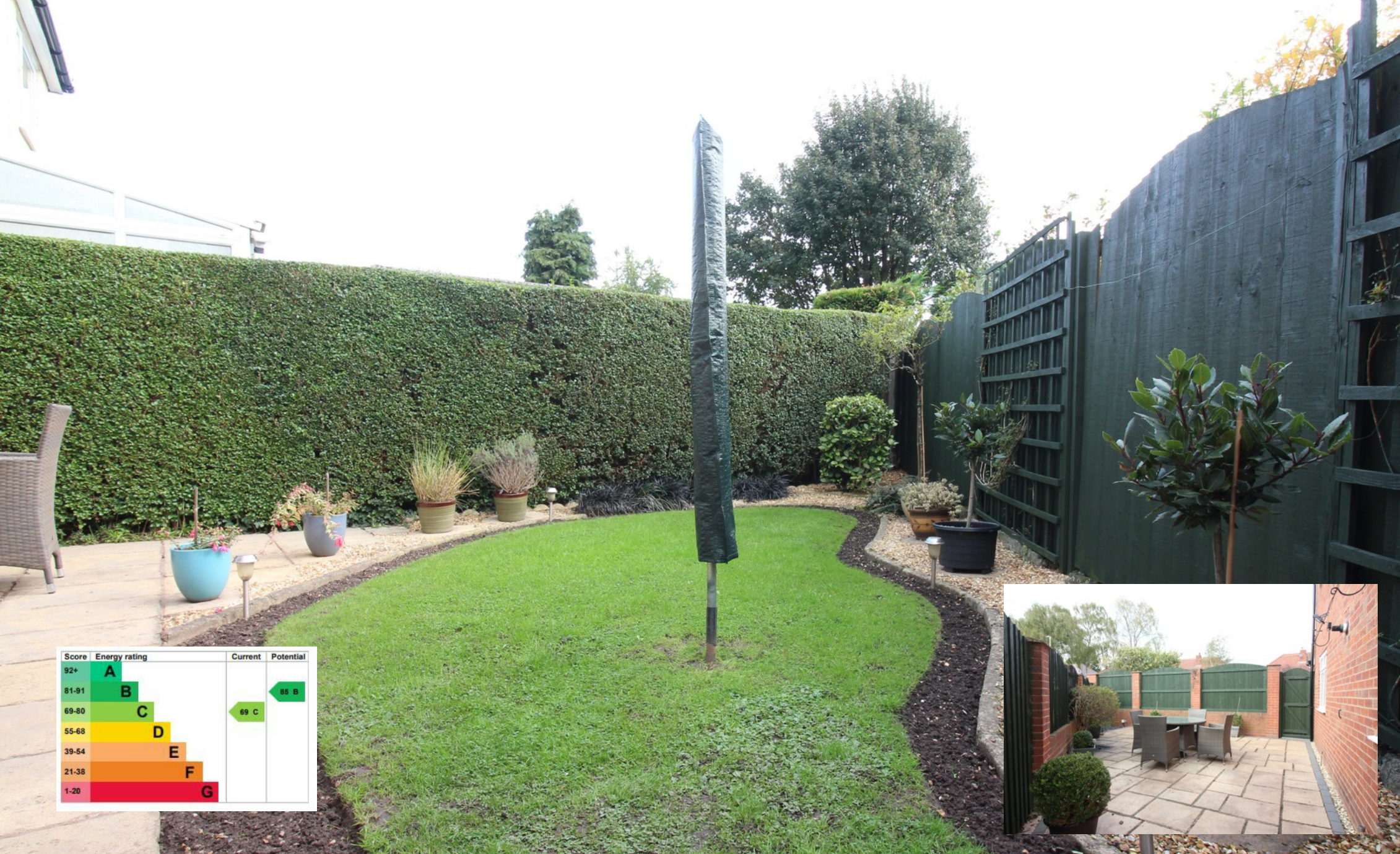
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### MISREPRESENTATION ACT 1967

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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



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