



1 Coniston Drive,
KINGSWINFORD, DY6 9BZ

Taylor's

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Price: £265,000 - NO UPWARD CHAIN

Very well located in a sought after 'cul de sac', convenient for village amenities, this **VERY DECEPTIVE SEMI DETACHED BUNGALOW**, is available with **NO UPWARD CHAIN** and offers a **GENEROUS** layout of **WELL APPOINTED** and **FLEXIBLE** accommodation, arranged over two floors. The property includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: Entrance Hall, Large Full Depth Lounge with log burner and Dining Area off, Refitted Kitchen with built in appliances, **THREE BEDROOMS** (two bedrooms located on the first floor and one bedroom located on the ground floor) and Modern Ground Floor Refitted Bathroom. The property is further enhanced by the **LARGE BLOCK PAVED DRIVEWAY** with gated side access, providing bin storage, electric point and cold water tap, and to the rear is the level garden with decking and lawns. All carpets, blinds and white goods are included. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D. KINGSWINFORD OFFICE.

GROUND FLOOR

ENTRANCE HALL: Being open plan through to the kitchen.

LARGE LOUNGE 18' 4" x 11' 8": Having a UPVC double glazed bow window to the front, log burner, radiator and archway to:

DINING ROOM AREA 11' 0" x 9' 9": With UPVC double glazed French doors to the rear garden, stairs to the first floor, radiator and light wood style floor.

KITCHEN 11' 4" x 8' 4": Appointed with a range of white gloss finish units including the ceramic sink drainer unit with mixer tap, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, ample cupboard storage space, skylight and a UPVC double glazed door to the side.

GROUND FLOOR BEDROOM 9' 11" x 9' 0": With a UPVC double glazed window to the rear, radiator and light wood style floor.

GROUND FLOOR BATHROOM 8' 4" x 6' 5": Including the shower bath with shower and shower screen above, wash basin, push button flush WC, heated towel rail and a UPVC double glazed window to the side.

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





FIRST FLOOR

FIRST FLOOR LANDING: With doors to:

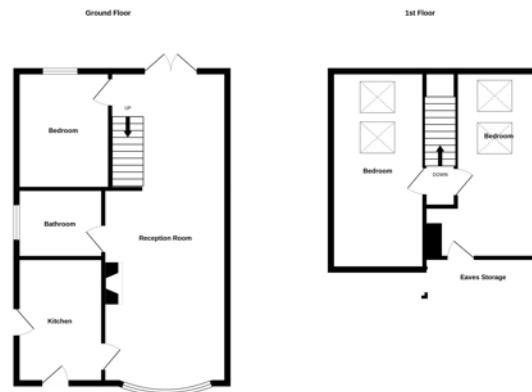
BEDROOM ONE 12' 9" x 8' 8": With two double glazed roof windows to the rear and a light wood style floor.

BEDROOM TWO 12' 9" x 7' 9": Again with double glazed roof windows, a light wood style floor, spotlights and access to eaves storage.

OUTSIDE

The property is set back from the road beyond the **LARGE BLOCK PAVED DRIVEWAY** which provides off-road parking and there is gated side access to:

REAR GARDEN: Comprising of timber decking, level lawns, raised side border and timber shed.



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		81 D
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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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