



14 Kensington Gardens,
WORDSLEY, DY8 5HS

Taylor's

Taylor's

14 Kensington Gardens, WORDSLEY

Price: £277,500 - NO UPWARD CHAIN

Well placed within a desirable cul-de-sac, upon the fringes of woods and countryside, this **IMPRESSIVE, MODERN, DETACHED BUNGALOW** is convenient for local amenities including shops, schools and regular public transport services. The **GENEROUS** layout is **VERY WELL PRESENTED** and **ATTRACTIVELY APPOINTED** throughout, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall, large lounge diner overlooking the rear garden, breakfast kitchen, **TWO DOUBLE BEDROOMS** and a luxury refitted shower room. The bungalow also includes a **GARDEN ROOM**, a **GENEROUS BLOCK PAVED DRIVEWAY, GARAGE/STORE** and a **VERY SECLUDED AND BEAUTIFULLY LAID OUT GARDEN**. There are delightful views from the front of the garden and also from the rear garden. Available with **NO UPWARD CHAIN**.

THE ACCOMMODATION

ENTRANCE PORCH: Entered via double glazed composite door having further door to:

RECEPTION HALL: Forming an "L" shape including radiator, **BUILT-IN STORAGE** and a light wood style floor.

LARGE LOUNGE DINER 18' 5" x 11' 0": With a UPVC double glazed patio door to the rear garden, a UPVC double glazed window to the rear, feature fireplace surround, radiator and light wood style floor.

BREAKFAST KITCHEN 10' 5" x 8' 10": Providing recess for cooker, recess and plumbing for washing machine, sink drainer unit, ample cupboard storage space, further appliance space, a UPVC double glazed door and window to the rear garden and radiator.

BEDROOM ONE 12' 9" x 9' 10": Having a UPVC double glazed bow window to the front, radiator and light wood style floor.

BEDROOM TWO 10' 0" x 9' 4": With a UPVC double glazed window to the front, radiator and a light wood style floor.

REFITTED SHOWER ROOM 6' 8" x 5' 6": Appointed with a white suite including the walk-in shower, push button flush WC, wash basin with vanity unit, heated towel rail, full height tiling to the walls 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



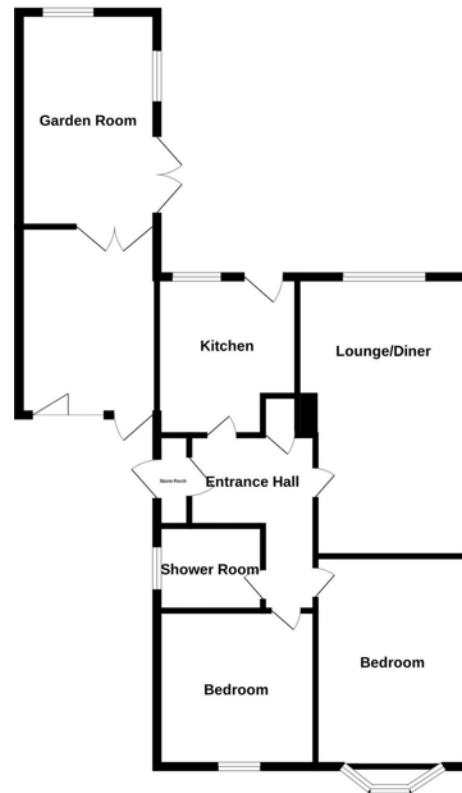
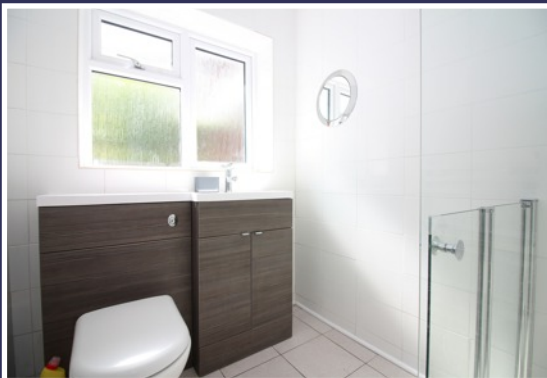
OUTSIDE

The property is gently elevated and set well back beyond the LARGE BLOCK PAVED DRIVEWAY which provides ample off-road parking for several vehicles.

GARAGE/STORE 12' 5" x 8' 11": Entered via a one third/two third opening hinged garage door having double doors to the garden room.

GARDEN ROOM 14' 0" x 8' 8": With a UPVC double glazed window to the rear and side aspects, UPVC double glazed French doors to the rear garden patio.

REAR GARDEN: A very private garden which includes a large paved patio area with cold water tap above and steps and a pathway rise from the patio with a variety of specimen trees, plants and shrubs planted either side of the pathway which leads to the top of the garden to the timber shed and also very pleasant elevated views may be enjoyed.



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		89 B
69-80	C	72 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

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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.



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



www.taylors-estateagents.co.uk