



212 Bromley Lane,
KINGSWINFORD, DY6 8TS

Taylor's

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Price: £239,950

An **EXTENDED SEMI DETACHED HOUSE**, very well placed in the very popular service road of Bromley Lane, a short walk from shops and schools. The **VERY WELL PRESENTED** layout is **SPACIOUS** throughout, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: **Entrance Porch, Reception Hall, Full Width Lounge, Front Sitting Room, Dining Room, Breakfast Kitchen, Rear Lobby, Ground Floor WC, TWO DOUBLE BEDROOMS** and **Shower Room**. The property is further enhanced by the **FULL WIDTH BLOCK PAVED DRIVEWAY** and the **GOOD SIZED 'SUNNY' REAR GARDEN**. Tenure: **FREEHOLD**. Construction: **Standard Brick Construction with tiled roof**. All mains services connected. **Broadband/ Mobile coverage: check ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band - **B**. EPC - **D**. **KINGSWINFORD OFFICE**.

GROUND FLOOR

PORCH 5' 10" x 3' 4": Entered via a double glazed sliding door with door to:

RECEPTION HALL: With stairs to the first floor, wooden panelled door and radiator.

DINING ROOM 16' 3" x 6' 2": With a UPVC double glazed window to the front and radiator.

LOUNGE 16' 5" x 10' 8": With double glazed patio doors to the rear garden, radiator, fireplace surround and through to:

FRONT SITTING ROOM 10' 0" x 10' 0": Having a UPVC double glazed bow window to the front and radiator.

KITCHEN 18' 11" x 5' 10": Appointed with a range of oak wood style units including the stainless steel one and a half bowl sink drainer unit with mixer tap, recess and plumbing for washing machine, recess for cooker, cooker hood above, further appliance space, ample cupboard and drawer storage space, tiled floor, a UPVC double glazed window to the rear.

REAR HALL: With a UPVC double glazed door to the rear garden and door 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, plus the fitted carpets, curtains and light fittings. **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

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





GROUND FLOOR WC 6' 5" x 3' 4" plus 3' 3" x 3' 2"': With low level flush WC, pedestal wash basin, a wall mounted gas boiler, radiator and a UPVC double glazed window to the side.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side and loft access hatch.

BEDROOM ONE 12' 9" x 9' 9"': Having a UPVC double glazed window to the front, radiator, fitted wardrobes and built-in storage.

BEDROOM TWO 10' 2" x 10' 0"': With a UPVC double glazed window to the rear, radiator, built-in wardrobe and airing cupboard.

SHOWER ROOM 6' 2" x 5' 6"': Having a UPVC double glazed window to the side, pedestal wash basin, low level flush WC, full height tiling to the walls and radiator.

OUTSIDE

The property is set back beyond the BROAD FRONT DRIVEWAY which provides ample off-road parking.

GENEROUS REAR GARDEN: A sunny rear garden which includes a paved patio area, lawns and two timber sheds.



Measurements are approximate. Not to scale. Illustrative purposes only. © 2014 Taylor & Francis Group

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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		84 B
69-80	C		
55-68	D	64 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

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MISREPRESENTATION ACT 1967

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