



39 The Knoll  
KINGSWINFORD, DY6 8JT

**Taylors**

# Taylor's

## 39 The Knoll, KINGSWINFORD

### Price: £315,000 - NO UPWARD CHAIN

Enjoying a **VERY LARGE PRIVATE REAR GARDEN AND ELEVATED VIEWS**, this **DETACHED FAMILY HOME** is well placed within an established and desirable location and offers a **GENEROUS** layout which requires updating/improvement throughout and provides much potential to further enhance the **WELL PLANNED** layout which includes a **POTENTIAL SELF-CONTAINED ANNEXE**. The accommodation comprises entrance porch, reception hall, open plan full depth lounge diner, kitchen, large side utility, ground floor WC. The annexe includes a kitchenette, sitting area and bedroom. To the first floor are **THREE GOOD BEDROOMS** and bathroom with separate WC. The property is set back beyond the established front garden with **DRIVEWAY, GARAGE** and to the rear offering the large garden. Available for sale with **NO UPWARD CHAIN**.

#### GROUND FLOOR

**ENTRANCE PORCH 8' 5" x 3' 9"**: With tiled floor and door to:

**RECEPTION HALL:** Having stairs to the first floor accommodation, radiator and fitted cupboard.

**LOUNGE WITH DINING AREA 19' 10" x 15' 0" maximum measurements:** With a window to the rear, sliding doors to the rear garden, fireplace surround and radiator.

**KITCHEN 11' 4" x 8' 11"**: Including base and wall cabinets, INTEGRATED HOB, INTEGRATED OVEN, radiator, double glazed window to the rear and pantry recess.

**UTILITY ROOM 12' 2" x 9' 11"**: With base and wall cabinets, wall mounted gas boiler, side hall with door to the driveway, an internal door to the garage and a UPVC double glazed door leads through to the rear garden.

**GROUND FLOOR WC:** With WC, radiator and a UPVC double glazed window to the side.

#### ANNEXE

**KITCHENETTE 6' 9" x 3' 11"**: Including a sink drainer unit, built-in hob, cooker, base and wall cabinets.

#### 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





**SITTING AREA 8' 9" x 9' 11"**: With a UPVC double glazed window to the side, radiator and through to:

**BEDROOM AREA 7' 6" x 8' 3"**: With a UPVC double glazed window to the side and radiator.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With a UPVC double glazed window to the rear, loft access hatch and doors to:

**BEDROOM ONE 12' 0" x 10' 5"**: With a window to the front which enjoys elevated views and built-in wardrobe.

**BEDROOM TWO 9' 0" x 10' 10"**: With a UPVC double glazed window to the rear again enjoying elevated views, there is a built-in wardrobe, fitted bedroom furniture and radiator.

**BEDROOM THREE 9' 0" x 6' 7"**: With a window to the front.

**BATHROOM 6' 10" x 5' 9"**: Including the bath, wash basin and a UPVC double glazed window to the rear.

**SEPARATE WC:** With a low level flush WC and a UPVC patterned double glazed window to the side.

### OUTSIDE

The property is set back beyond the established front garden with trees, lawns and borders and DRIVEWAY approach to:

**GARAGE 15' 10" x 7' 2"**: With an electric roller shutter door and door to utility room.

**LARGE REAR GARDEN:** Comprising of a paved patio area with pathway leading off alongside the initial lawns with side borders to the greenhouse. The lawns continue and extend almost the full length of the large garden with further established side borders and garden area.



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



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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             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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