



2 Winford Avenue,  
KINGSWINFORD, DY6 8LT



# Taylor's

## 2 Winford Avenue, KINGSWINFORD

### Price: £320,000 - NO UPWARD CHAIN

**A LARGE, THREE BEDROOM, DETACHED BUNGALOW** well placed within a desirable cul-de-sac on the fringes of the very popular High Acres development, close to shops, bus routes and other amenities. The **GENEROUS** layout of accommodation requires some cosmetic updating and offers a **VERY WELL PROPORTIONED** layout which comprises: reception hall, large lounge, dining kitchen, **THREE BEDROOMS** with **ENSUITE SHOWER ROOM** and a modern refitted bathroom. The property is set back beyond the front lawn with **DRIVEWAY, CARPORT** and broad side access to the **GENEROUS AND LEVEL REAR GARDEN** which includes a **USEFUL GARDEN STORE**.

#### THE ACCOMMODATION

**RECEPTION HALL 17' 10" x 2' 11"**: Entered via a UPVC double glazed door having UPVC double glazed window alongside and radiator.

**LARGE LOUNGE 16' 6" x 9' 4"**: Having a living flame fire with feature fireplace surround, UPVC double glazed windows to the front and side aspects and radiator.

**DINING KITCHEN 16' 7" x 9' 1"**: Currently fitted with a range of pine fronted units with surmounted work tops providing recess and plumbing for washing machine, further appliance space, tiled floor, cupboard and drawer storage space, a PVC door to the side, a UPVC double glazed window to the front and side aspects, space for dining furniture.

**BEDROOM ONE 11' 0" x 10' 5"**: With a UPVC double glazed window to the rear, radiator and door to:

**ENSUITE SHOWER ROOM**: Including the shower cubicle, pedestal wash basin, UPVC double glazed window to the side, spotlight and extractor fan.

**BEDROOM TWO 10' 5" x 9' 6"**: With a UPVC double glazed window to the rear and radiator.

**BEDROOM THREE 9' 2" x 6' 11"**: Again with a UPVC double glazed window to the rear and radiator.

#### 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





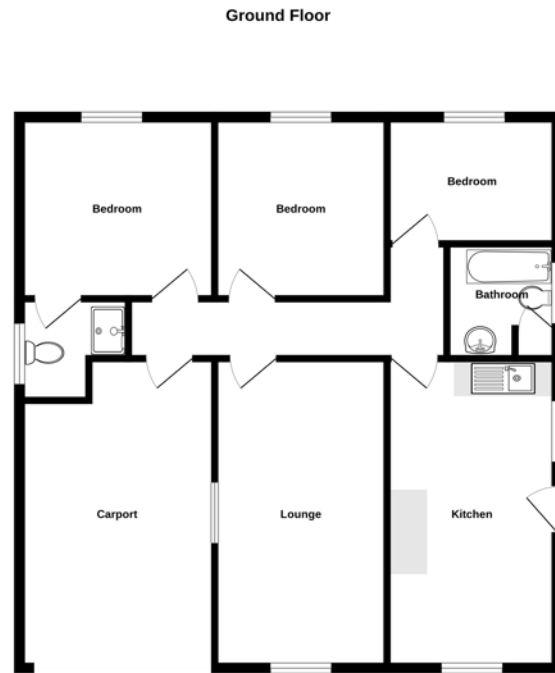
**BATHROOM 6' 4" x 5' 1"**: Including the bath, pedestal wash basin, push button flush WC, heated towel rail, a UPVC double glazed window to the side, built-in storage housing the Worcester combination boiler and there is full height tiling to the walls.

**OUTSIDE**

The property is gently elevated and set back beyond the front lawn with DRIVEWAY alongside which provides off-road parking, broad side access to the rear garden and an approach to:

**CARPORT 17' 4" x 11' 0"**

**GENEROUS REAR GARDEN:** A good sized level garden which includes a large "L" shaped paved patio area with lawns, GARDEN STORE and alongside the lawned area are side borders.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagage 12/23

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		86   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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