



11 Tresham Road,
KINGSWINFORD, DY6 7RN

Taylor's

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Price: £250,000 - NO UPWARD CHAIN

Well located within a desirable “cul-de-sac” upon the “Charterfields” development, this **MODERN, SEMI-DETACHED HOUSE** combines this desirable location with a **GOOD SIZED** layout of accommodation which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance hall with guest cloakroom/WC off, large full depth lounge with dining area, kitchen, **THREE BEDROOMS** and modern shower room. To the fore is the **LONG FRONT/SIDE DRIVEWAY** leading to the **GARAGE** and to the rear is a **BEAUTIFULLY LANDSCAPED GARDEN** which includes patio and artificial lawn. Good schools, shops and amenities are all within walking distance.

GROUND FLOOR

ENTRANCE HALL 5' 9" x 3' 2" : Entered via a PVC door having UPVC double glazed windows either side and door to:

GROUND FLOOR GUEST CLOAKROOM/WC 5' 3" x 2' 6": Including the push button flush WC, wash basin, UPVC double glazed window to the side and radiator.

LARGE LOUNGE WITH DINING AREA 25' 11" x 10' 11": With a UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, feature fireplace surround, wood style floor and two radiators.

KITCHEN 13' 2" x 7' 4": Including the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, stainless steel sink drainer with mixer tap, appliance space, base and wall cabinets, wall mounted Worcester gas boiler, door to the antry/store, a UPVC double glazed window to the rear, UPVC double glazed door to the side and BUILT-IN PANTRY/STORE.

FIRST FLOOR

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

BEDROOM ONE 11' 11" x 8' 10": With two UPVC double glazed windows to the front, built-in wardrobes 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 **currently Leasehold and the property will be FREEHOLD UPON COMPLETION**. 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 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.** 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.





BEDROOM TWO 11' 5" x 8' 6": With a UPVC double glazed window to the rear, radiator and wardrobes.

BEDROOM THREE 8' 1" x 6' 1": Again with a UPVC double glazed window to the front and radiator.

SHOWER ROOM 7' 9" x 6' 5" max: Including a large shower cubicle, wash basin with vanity unit, low level flush WC, radiator, full height tiling to the walls and a UPVC patterned double glazed window to the rear.

OUTSIDE

The property is set back beyond the landscaped front garden with the **LONG FRONT/DRIVEWAY** which provides off-road parking, gated access to the rear garden and an approach to:

GARAGE 16' 8" x 8' 0": Entered via an up-and-over door.

LANDSCAPED REAR GARDEN: Attractive garden which includes a generous patio area, artificial lawn surrounded by well stocked side borders, the rear garden benefits from the afternoon sunshine.



Measurements are approximate. Not to scale. Reproduction permitted only with the permission of TAYLORS

VIEWING

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	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.

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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