



109 Larch Road,  
KINGSWINFORD, DY6 8DG

**Taylor's**

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## 109 Larch Road, KINGSWINFORD

### Price: £215,000



Set back beyond the **DRIVEWAY** and to the rear offering a good sized private rear garden, this **LARGE SEMI DETACHED FAMILY HOME** is within a short walk from supermarkets and schools and offers a **GENEROUS** and **WELL PRESENTED** layout of accommodation which includes **GAS CENTRAL HEATING** and **uPVC DOUBLE GLAZING** and comprises: Reception Hall, large lounge, full width dining kitchen, side utility/ store, **THREE GOOD BEDROOMS**, and bathroom. The loft has fixed ladder access, is decorated, carpeted and includes a roof light/ window. Council tax band - **B**. EPC - **C**. **KINGSWINFORD OFFICE.**

#### GROUND FLOOR

**RECEPTION HALL:** Entered via a PVC door having UPVC double glazed windows to the side, radiator, stairs to the first floor and meter cupboard.

**LOUNGE 12' 1" x 11' 9":** With a UPVC double glazed bow window to the front, feature fireplace surround and radiator.

**FULL WIDTH DINING KITCHEN 17' 11" x 10' 7":** Including a recess for cooker with cooker hood, sink drainer unit, recess and plumbing for dishwasher, ample cupboard storage space, wall mounted gas boiler, double glazed patio doors to the rear garden and door to the utility room.

**UTILITY 6' 10" x 6' 9":** Entered via a PVC door having UPVC double glazed window, plumbing for washing machine, door to the rear garden and wall cabinets.

#### FIRST FLOOR

**FIRST FLOOR LANDING:** With a UPVC double glazed window to the side.

**BEDROOM ONE 12' 0" x 10' 0":** With a UPVC double glazed window to the front and radiator.

**BEDROOM TWO 9' 7" x 9' 0":** Having a UPVC double glazed window to the rear, radiator and built-in storage.

#### 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 B.

#### 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



**BEDROOM THREE 9' 1" x 7' 8" maximum:** With a UPVC double glazed window to the front and radiator.

**BATHROOM 8' 0" x 5' 6":** With a UPVC double glazed window to the rear and side aspects, bath with electric shower, pedestal wash basin, part tiling to the walls and radiator.

**LOFT:** The loft has been sectioned to two areas firstly:

**STORAGE AREA ONE 10' 6" x 7' 5":** Having been plastered and decorated and has a double glazed roof light/window.

**STORAGE AREA TWO 10' 9" x 6' 7":** Providing further storage space.

**OUTSIDE**

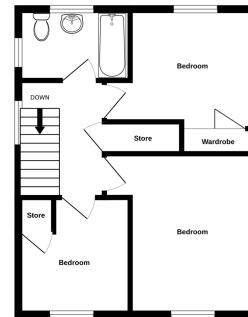
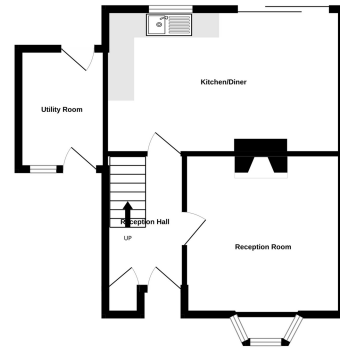
The property is set back beyond the **GENEROUS DRIVEWAY** which provides off-road parking.

**REAR GARDEN:** A good sized and private garden which includes a generous paved patio area with timber shed and outbuilding and level well maintained lawns.



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metronom 12/2013

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**

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		

Agents contact details:

818 High Street,  
KINGSWINFORD,  
DY6 8AA  
t. 01384 401777  
f.01384 400686

e. [kingswinford@taylorsestateagents.co.uk](mailto:kingswinford@taylorsestateagents.co.uk)

**MISREPRESENTATION ACT 1967**

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