



16 Beeches Close,
KINGSWINFORD, DY6 8ES

Taylor's

Taylors

16 Beeches Close, KINGSWINFORD

Offers Over £425,000

An **EXTREMELY LARGE MODERN DETACHED BUNGALOW** with a **LONG DRIVEWAY** and **DOUBLE GARAGE**. The **GENEROUS** layout is **BEAUTIFULLY PRESENTED** and **SUPERBLY APPOINTED** throughout, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: very large reception hall, huge lounge with dining room area off, luxury refitted kitchen with integrated appliances, **THREE LARGE BEDROOMS** and a spacious refitted bathroom with separate shower. To the rear is a **VERY PRIVATE** and **SUNNY REAR GARDEN** which includes a large natural stone patio and artificial lawn for easy maintenance. The desirable cul de sac position is convenient for village amenities including shops, schools and supermarkets.

THE ACCOMMODATION

LARGE RECEPTION HALL 20' 2" x 10' 2" maximum: Entered via a UPVC double glazed door having a light grey wood style floor, radiator and built-in storage.

GUEST CLOAKROOM/WC 6' 4" x 3' 10": Including the wash basin with vanity unit, push button flush WC and a UPVC double glazed window to the side.

LARGE LOUNGE 21' 9" x 17' 1": With a UPVC double glazed bow window to the front, feature fireplace surround, radiator and through to:

DINING AREA 12' 1" x 8' 6": With a UPVC double glazed window to the side, radiator and light oak wood style floor.

LARGE FITTED KITCHEN 12' 10" x 11' 8": Appointed with a range of white shaker style units including the stainless steel one and a half bowl sink drainer unit with mixer tap, **INTEGRATED HOB**, **INTEGRATED OVEN**, **COOKER HOOD**, recess and plumbing for washing machine, ample cupboard storage space, radiator, wall mounted combination boiler (installed in 2021), UPVC double glazed door and window to the side.

BEDROOM ONE 15' 0" x 11' 6": With a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 11' 11" x 8' 0": With a UPVC double glazed window

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

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.





to the rear and radiator.

BEDROOM THREE 11' 11" x 8' 10": Providing UPVC double glazed French doors to the rear garden and radiator.

REFITTED BATHROOM 10' 4" x 8' 6" maximum: Including the large corner shower cubicle, bath, pedestal wash basin, push button flush WC, ceiling spotlights, a UPVC double glazed window to the side and heated towel rail.

OUTSIDE

The property enjoys a sought after cul-de-sac position and is set well back from the road beyond the large driveway approach which provides ample off-road parking and an approach to:

DOUBLE GARAGE 18' 5" x 17' 4": Entered via an electric roller shutter door, with a UPVC double glazed window to the side and door to the rear.

PRIVATE AND LANDSCAPED REAR GARDEN: Including a large natural stone paved patio area with sensor light above, a sheltered side entrance to the rear of the garage and further gated side access which returns to the frontage. There is an artificial lawn, a LARGE SHED and a raised side garden which also includes an artificial lawn and flower beds

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

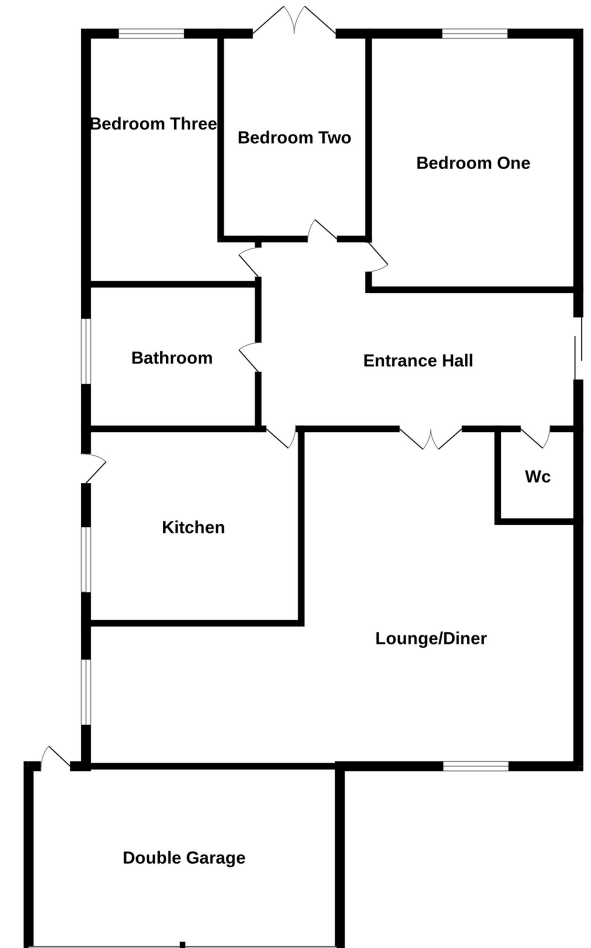
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND E.

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**

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



Agents contact details:

818 High Street,
KINGSWINFORD,

DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylors-estateagents.co.uk

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		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



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