



“The Bungalow”, Broad Street,  
KINGSWINFORD, DY6 9LP

**Taylor's**

# Taylor's

## “The Bungalow”, Broad Street, KINGSWINFORD

**Price: £450,000**

An **OUTSTANDING** and **INCREDIBLY DECEPTIVE**, **TRADITIONAL**, **DOUBLE FRONTED DETACHED BUNGALOW**, set back beyond a **LARGE BLOCK PAVED DRIVEWAY** with an **ADDITIONAL GATED DRIVEWAY** and **LARGE GARAGE TO THE REAR**. The property offers a **RECENTLY AND EXPENSIVELY IMPROVED** layout of **GENEROUS ACCOMMODATION** which includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: **arched porch**, **through reception hall**, **front lounge with walk-in bay and log burner**, **separate dining room with patio doors to the rear garden**, **study**, **LUXURY REFITTED KITCHEN** with **INTEGRATED APPLIANCES**, **TWO LARGE DOUBLE BEDROOMS**, a **LUXURY REFITTED BATHROOM** and **SEPARATE REFITTED SHOWER/WET ROOM**. The loft is boarded, includes a radiator, workbench, sky light and is ideal as a hobby room. This delightful property is further enhanced by the **GENEROUS BEAUTIFULLY LAID OUT LANDSCAPED REAR GARDEN** which includes water feature, block paved patio, well maintained lawns, summerhouse and access to the rear of the garage. **Broad Street** offers a desirable and established location which is within walking distance from the centre of **Kingswinford** offering a wide range of village shops and other amenities.

### GROUND FLOOR

**ARCHED PORCH:** Sheltering the PVC main entrance door opening to:

**RECEPTION HALL:** Measuring some 19' 7" in length having a Karndean floor, loft access hatch and radiator.

**LOUNGE 15' 6" x 12' 2":** Having UPVC double glazed walk-in bay window to the front, a UPVC double glazed window to the rear, log burner and two radiators.

**SEPARATE DINING ROOM 11' 3" x 9' 3":** With UPVC double glazed patio doors to the rear garden, Karndean floor and radiator.

**STUDY 7' 9" x 7' 3":** With a UPVC double glazed window to the side and radiator.

**LUXURY REFITTED KITCHEN 17' 7" x 7' 9" maximum:** Beautifully reappointed with a range of units with black granite surmounted work tops including the **INTEGRATED INDUCTION HOB WITH COOKER HOOD ABOVE**, **INTEGRATED OVEN**, **INTEGRATED MICROWAVE OVEN**, **WARMING DRAWER**, **INTEGRATED FRIDGE**, **INTEGRATED FREEZER**, **INTEGRATED DISHWASHER**, sink with boiling water tap, ample cupboard and drawer storage space including a large "larder" style unit, skylight, spotlights and a UPVC double glazed door to the rear garden.

### 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 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.

### VIEWING





**REFITTED SHOWER ROOM 6' 0" x 4' 4"**: Including a walk-in shower area with drain point integral to the tile floor, push button flush WC, wash basin, full height tiling to the walls, "Envirovent" fan and a UPVC patterned double glazed window to the side.

**BEDROOM ONE 14' 2" x 10' 11"**: With a UPVC double glazed walk-in bay window to the front and radiator.

**BEDROOM TWO 12' 5" x 10' 11"**: With a UPVC double glazed bow window to the rear and radiator.

**LUXURY REFITTED BATHROOM 11' 1" x 6' 8"**: Beautifully reapointed with a classic white suite, including a bath, separate large 'D' shaped shower cubicle, wash basin with vanity unit, push button flush WC, extractor fan, heated towel rail/radiator and a UPVC double glazed window to the side.

**Loft 19' 2" x 9' 8" maximum**: An excellent storage or hobby room which includes a double glazed Velux roof light, work bench, radiator, light point and a wall mounted Worcester gas boiler.

#### OUTSIDE

The property is set well back from Broad Street beyond a walled frontage with the **LARGE BLOCK PAVED DRIVEWAY** which provides ample off-road parking for several vehicles and there is gated side access to the rear garden.

**REAR GATED DRIVEWAY**: Approached from Oak Street measuring some 30 ft in length providing additional parking and an approach to:

**GENEROUS GARAGE 23' 1" x 11' 6"**: Entered via sectional doors including a car inspection pit with door and window to the rear garden.

**BEAUTIFULLY LAID OUT REAR GARDEN**: Another particular feature of the property comprising a full width block paved patio area with gated side access off and sensor light above and "urn" water feature, beautifully maintained level lawns with block paved pathways either side, **SUMMERHOUSE** and a potting shed/store.

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

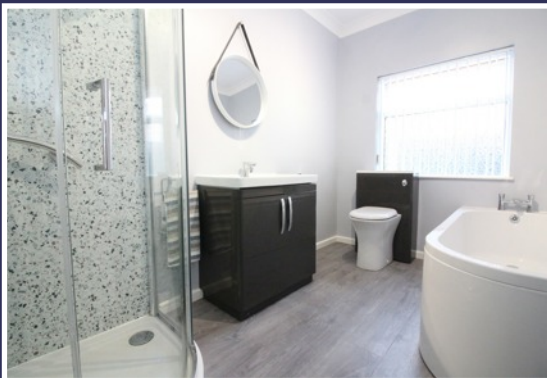
#### CONSUMER PROTECTION REGULATIONS 2008

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.



#### 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

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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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



[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)