



2 Frayne Avenue,
KINGSWINFORD, DY6 9DU

Taylor's

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Price: £340,000

Enjoying a generous corner position with a **LARGE REAR/SIDE GARDEN**, this **BEAUTIFULLY IMPROVED, MODERN DETACHED BUNGALOW** is very convenient for amenities, a short walk from local shops and the village centre. The **MUCH IMPROVED** layout of accommodation is **WELL APPOINTED** and **SPACIOUS** throughout. The accommodation comprises: large lounge, extended refitted breakfast kitchen with integrated appliances, inner hall, **TWO GOOD SIZED BEDROOMS** both with **FITTED BEDROOM FURNITURE** and luxury refitted shower room. The bungalow is further enhanced by the landscaped front garden, **FRONT/SIDE DRIVEWAY, CARPORT** and **GARAGE**.

GROUND FLOOR

LARGE LOUNGE 18' 5" x 11' 11": With a UPVC double glazed window to the front, radiator and light wood style floor.

EXTENDED AND REFITTED BREAKFAST KITCHEN 15' 6" x 8' 3" maximum measurements: Appointed with a range of white gloss finish units with surmounted work tops incorporating the **INTEGRATED HOB, INTEGRATED OVEN**, recess for fridge freezer, sink drainer unit with mixer tap, recess and plumbing for dishwasher, ample cupboard and drawer storage space, a UPVC double glazed window to the side, a UPVC double glazed door to the carport.

DINING AREA: Including an impressive UPVC double glazed walk-in bay window to the front aspect, providing space for dining furniture and with radiator.

INNER HALL: With loft access hatch and **BUILT-IN STORAGE** housing the gas boiler.

BEDROOM ONE 11' 3" x 9' 10": With a UPVC double glazed window to the rear, **FITTED BEDROOM FURNITURE** and radiator.

BEDROOM TWO 9' 11" x 8' 11": Having UPVC double glazed French doors to the rear garden, **FITTED BEDROOM FURNITURE** and radiator.

REFITTED SHOWER ROOM 6' 8" x 5' 5": Including the shower

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.

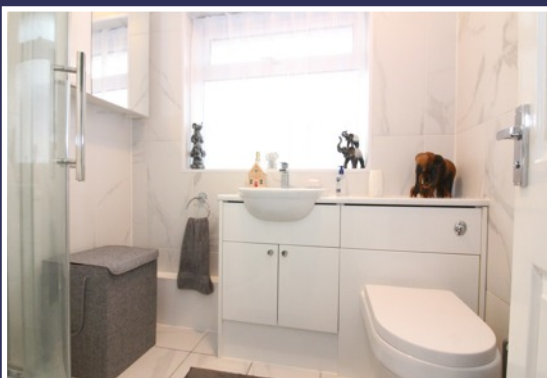
COUNCIL TAX BAND D.

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





cubicle, wash basin with vanity unit, push button flush WC, full height tiling to the walls, extractor fan, heated towel rail and a UPVC double glazed window to the side.

OUTSIDE

The property is set back beyond the **LARGE LANDSCAPED FRONT GARDEN** with the **FRONT/SIDE DRIVEWAY** alongside providing off-road parking and access to:

CARPORT 20' 9" x 8' 0": Providing a sheltered approach to:

GARAGE 16' 4" x 7' 9": Entered via double doors having door to the rear garden and a window to the rear.

LARGE REAR AND SIDE GARDEN: Comprising of a generous paved patio area leading onto the **EXTENSIVE WELL MAINTAINED PRINCIPALLY LEVEL LAWNS** with shaped side borders. The lawns continue to the side of the property to a **GREENHOUSE**, vegetable planter, gated side access and timber shed.

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

CONSUMER PROTECTION REGULATIONS 2008

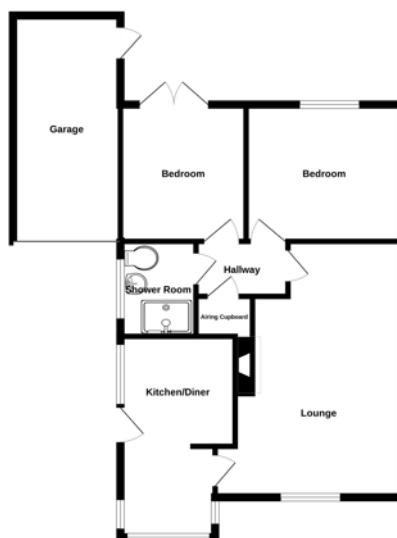
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must **NOT** 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		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Ground Floor



Measurements are approximate. Not to scale. Illustration provided only. Made with Metaphor 2012

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

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.



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