



88 Bromley Lane,
KINGSWINFORD, DY6 8JP



Taylor's

88 Bromley Lane, KINGSWINFORD

Price: £299,950 - NO UPWARD CHAIN

Available with **NO UPWARD CHAIN**, this **EXTENDED MODERN DETACHED HOUSE**, is well located, convenient for schools, shops and amenities. Whilst enjoying a **GENEROUS CORNER POSITION**, the property is further complimented by the **PRIVATE** and **SUNNY REAR GARDEN**, a **FURTHER LAWNED SIDE GARDEN**, a **GENEROUS FRONT DRIVEWAY**, plus a **REAR DRIVEWAY** and **GARAGE**. The accommodation includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: **Entrance Porch**, **Reception Hall**, **Extended Lounge**, **Separate Dining Room**, a further **Sitting Room/ Playroom**, **Kitchen**, **Utility Room**, **THREE BEDROOMS**, **Bathroom** and **WC**. **A VIEWING IS HIGHLY RECOMMENDED**. Council tax band - **D**. EPC - **D**. **KINGSWINFORD OFFICE**.

GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC double glazed door with UPVC double glazed windows alongside.

RECEPTION HALL 10' 8" x 5' 11" maximum: Having stairs to the first floor, radiator and a light wood style floor.

EXTENDED LOUNGE 19' 0" x 9' 2": With UPVC double glazed window to the rear and side aspects, gas fire with feature fireplace surround and radiator.

SEPARATE DINING ROOM 11' 6" x 10' 8": Having UPVC double glazed window to the front, radiator, wall light points and gas fire.

SITTING ROOM/PLAY ROOM/HOME OFFICE 15' 10" x 7' 7": With a UPVC double glazed window to the front and side aspects, radiator, built-in storage and wall mounted heater.

KITCHEN 10' 1" x 8' 3": Fitted with a range of units including a sink drainer unit with mixer tap, recess and plumbing for washing machine, space for cooker, ample cupboard and drawer storage space, radiator and a UPVC double glazed window to the rear.

UTILITY ROOM 10' 4" x 7' 11": With UPVC double glazed windows to the rear and side aspects, a UPVC double glazed door to the

OUTSIDE

Whilst enjoying a generous corner position the property is set back beyond the **GENEROUS DRIVEWAY** which provides ample off-road parking. To the rear is an additional driveway providing further off-road parking and access to:

GARAGE 16' 10" x 7' 10": Entered via an up-and-over door, having door to the rear garden, light and power points.

REAR GARDEN: Including a generous patio area with cold water tap above, there is a PVC door to the side garden and there are well maintained lawns, **TIMBER SHED** and pathway providing access to the garage.

SIDE GARDEN: Comprising of well maintained lawns and there is gated access returning to the front of the property.

GENERAL INFORMATION

As the sellers's 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.





rear garden, wall mounted gas heater, base and wall cabinets and recess for fridge/freezer.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, UPVC double glazed window to the side and doors to:

BEDROOM ONE 11' 2" x 11' 1": With a UPVC double glazed window to the front and radiator.

BEDROOM TWO 10' 4" x 9' 11": Having a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 6' 8" x 5' 8": Having a UPVC double glazed window to the side.

BATHROOM 5' 5" x 5' 0": Including the bath with shower and shower screen above, pedestal wash basin, full height tiling to the walls, radiator and a UPVC double glazed window to the rear.

SEPARATE WC: With low level flush and a UPVC double glazed window to the side.

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

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

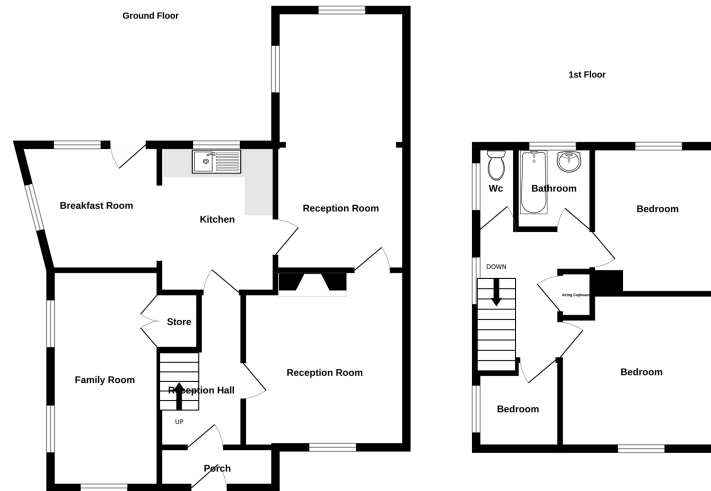
CONSUMER PROTECTION REGULATIONS 2008

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.
TAKSI1661



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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



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