



Joheda, New Street,  
KINGSWINFORD, DY6 9UA



# Taylor's

## Joheda, New Street, KINGSWINFORD

**Price: £245,000 - NO UPWARD CHAIN**

**Well located within a desirable address a short walk from sought after schools, shops and amenities, this TRADITIONAL, SEMI-DETACHED FAMILY HOME combines the excellent location with a GOOD SIZED and WELL PLANNED layout of accommodation which includes GAS CENTRAL HEATING, DOUBLE GLAZING and comprises: entrance porch, through reception hall, front lounge, rear second sitting room/dining room, kitchen, THREE BEDROOMS and bathroom. The property is set back from the road beyond the front garden with DRIVEWAY, SECTIONAL GARAGE and to the rear there is a GOOD SIZED LEVEL GARDEN.**

### GROUND FLOOR

**ENTRANCE PORCH 8' 10" x 2' 0"**: Entered via a UPVC double glazed sliding door with further door to:

**THROUGH RECEPTION HALL 14' 9" x 6' 11"**: Having stairs to the first floor, built-in storage housing both the gas and electricity meters, radiator and doors to:

**FRONT LOUNGE 13' 0" x 10' 11"**: With a double glazed half bay window to the front and radiator.

**REAR SITTING ROOM/DINING ROOM 12' 8" x 10' 10"**: With a sliding door to the rear, feature fireplace and radiator.

**KITCHEN 10' 11" x 6' 10"**: Appointed on three sides with a range of light wood style units with surmounted work tops including the stainless steel sink drainer unit with mixer tap, recess and plumbing for washing machine, cooker, cooker hood above, base and wall cabinets, built-in pantry/store and door to the side.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With loft access hatch, double glazed window to the side and built-in storage which houses the Worcester boiler.

**BEDROOM ONE 11' 0" x 10' 11"**: Having a double glazed window to

### 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





the front and radiator.

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

**BEDROOM THREE 6' 10" x 6' 6"**: With a double glazed window to the front and radiator.

**BATHROOM 6' 11" x 5' 9" maximum**: Including the bath with shower above, pedestal wash basin, low level flush WC, heated towel rail, part tiling to the walls and a double glazed window to the rear.

### OUTSIDE

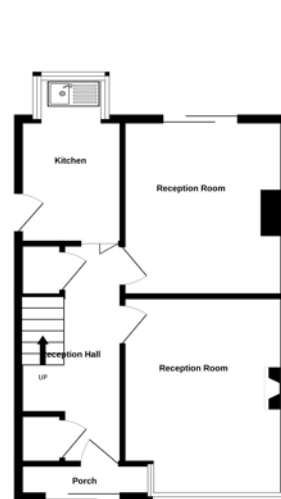
The property is set back beyond the front garden with the DRIVEWAY alongside which provides off-road parking and continues alongside the property to the:

**SECTIONAL GARAGE 16' 8" x 8' 4"**: Entered via double opening doors.

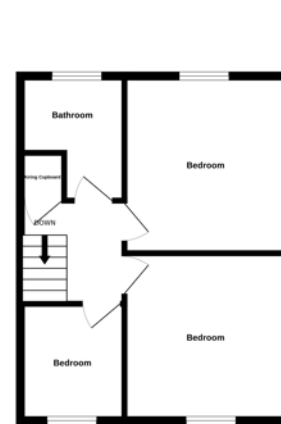
**REAR GARDEN**: Including a paved patio area with large lawns and pathway leading alongside.



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagen 02/24

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

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**



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