



36 Elmhurst Drive,
KINGSWINFORD, DY6 8LZ



Taylor's

36 Elmhurst Drive, KINGSWINFORD

Price: £249,950

Very well placed within a desirable cul-de-sac, convenient for popular schools, shops and amenities, this IMPRESSIVE MODERN SEMI-DETACHED FAMILY HOME offers an EXTENDED layout of accommodation, all of which is WELL PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, large full width lounge, CONSERVATORY EXTENSION, kitchen, utility/store, a small garage/store, THREE GOOD SIZED BEDROOMS and bathroom with separate shower. The property is set back beyond the FULL WIDTH DRIVEWAY which provides ample off-road parking and to the rear enjoying a landscaped garden which includes patio and lawns.

GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC double glazed door having UPVC double glazed windows alongside and tiled floor.

RECEPTION HALL: With stairs to the first floor and radiator.

LOUNGE 17' 5" x 9' 11": Including the wall mounted gas fire, radiator, UPVC double glazed windows to the rear and UPVC double glazed sliding door to the:

CONSERVATORY 10' 6" x 7' 10": With UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon three sides, a light wood style floor and radiator.

KITCHEN 11' 3" x 6' 2": With a UPVC double glazed window to the rear and fitted with a range of cupboard and drawer storage space, providing recess for fridge/freezer, cooker, further appliance space, tiled floor.

UTILITY/STORE 8' 3" x 7' 4": With radiator, door to the garage/store and tiled floor.

GARAGE/STORE 8' 0" x 7' 7": Entered via a one third and two third opening hinged garage door and having window to the side.

FIRST FLOOR

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.

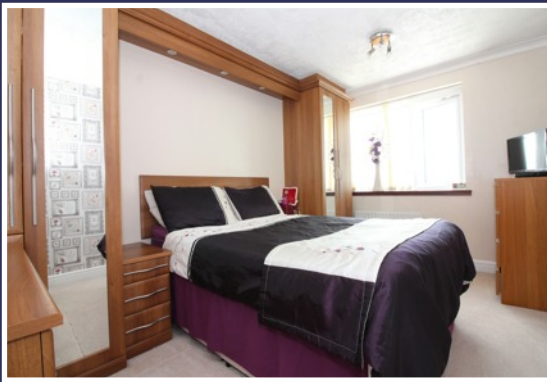
COUNCIL TAX BAND B.

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





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

BEDROOM ONE 13' 1" x 8' 8": With a UPVC double glazed window to the rear, fitted wardrobe and radiator.

BEDROOM TWO 10' 2" x 8' 6": Again with a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 8' 8" x 8' 0": With a UPVC double glazed window to the front, radiator, FITTED BEDROOM FURNITURE.

BATHROOM 7' 0" x 5' 7": Including the bath, separate shower cubicle, low level flush WC, pedestal wash basin, UPVC double glazed window to the front and heated towel rail.

OUTSIDE

The property is set back from the road beyond the LARGE BLOCK PAVED DRIVEWAY which provides ample off-road parking, there is gated side access to the rear garden.

REAR GARDEN: Comprising of a block paved patio with side access off, well maintained lawns with a small decoratively chipped small patio area alongside.



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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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MISREPRESENTATION ACT 1967

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