



3 Balfour Road,  
KINGSWINFORD



# Taylor's

## 3 Balfour Road, KINGSWINFORD

### Price: £260,000 - NO UPWARD CHAIN

Just a short level walk from supermarkets, shops and amenities, this **MODERN, DETACHED BUNGALOW** is exceptionally well placed within a very popular and convenient location. The property offers a **SIZED** layout of **WELL PROPORTIONED** accommodation, which has recently been redecorated and includes new carpets. The property includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, large lounge diner with patio doors to the rear garden, fitted kitchen, **TWO GOOD BEDROOMS** and bathroom. The bungalow enjoys an open front outlook and is set back from the road beyond the landscaped front garden with **DRIVEWAY** and located to the rear is a further **SMALL DRIVEWAY** and **GARAGE**. The rear garden is mainly hard landscaped to include generous patio areas and also enjoys a private aspect. Available for sale with **NO UPWARD CHAIN**.

#### THE ACCOMMODATION

**RECEPTION HALL:** Entered via a UPVC double glazed door having radiator, meter cupboard and doors to:

**LOUNGE/DINER 18' 8" x 11' 10":** With UPVC double glazed patio doors to the rear garden, gas fire and radiator.

**KITCHEN 8' 6" x 7' 10":** Including a one and a half bowl sink drainer with mixer tap, recess and plumbing for washing machine, gas cooker, recess for fridge freezer, ample cupboard and drawer storage space, a UPVC double glazed door to the side and a UPVC double glazed window to the rear.

**BEDROOM ONE 11' 11" x 9' 10":** With a UPVC double glazed bow window to the front, fitted wardrobes with cupboards above and radiator.

**BEDROOM TWO 9' 10" x 8' 6":** With a UPVC double glazed window to the front and radiator.

**BATHROOM 5' 7" x 6' 6":** Appointed with a coloured suite including the bath with electric shower above, pedestal wash basin, low level flush WC, radiator, UPVC double glazed window to the side and door to a **WALK-IN LINEN CUPBOARD/STORE**.

#### OUTSIDE

The property is set back from the road beyond the landscaped front 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 affect 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



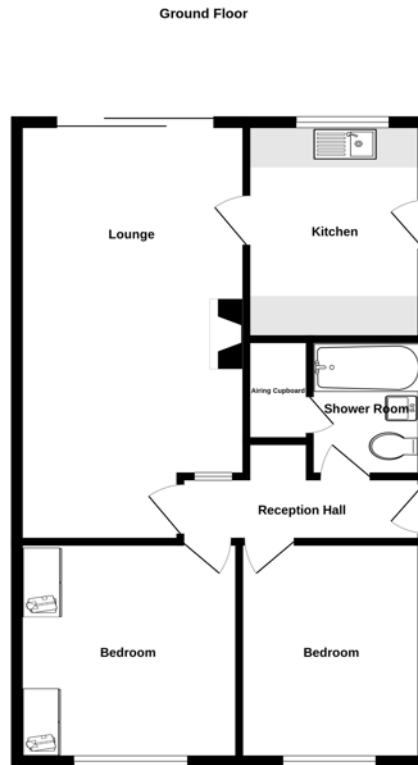


with the LONG DRIVEWAY alongside which provides ample off-road parking.

**REAR GARAGE 15' 11" x 8' 1"**: Entered via an up-and-over door, having window to the rear and door to the rear garden.

**SMALL REAR DRIVEWAY**: A gated driveway which provides access to the garage.

**REAR GARDEN**: Including an initial full width paved patio area, a generous side patio and two steps rise to a further generous principally level patio area. There is a low level wall, fir trees, laurel and pebbles.



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		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**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**

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