



25 Kendall Rise,
KINGSWINFORD, DY6 8LN

Taylor's

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Price: £225,000 - NO UPWARD CHAIN

Very well placed within a desirable cul-de-sac and within walking distance from shops, schools and other amenities, this MODERN, SEMI-DETACHED HOUSE is set back beyond the front garden with DRIVEWAY and to the rear offering an ATTRACTIVELY LAID OUT REAR GARDEN. The EXTENDED accommodation includes UPVC DOUBLE GLAZING and comprises: reception hall, front living room, refitted kitchen, separate dining room, large side utility extension, THREE BEDROOMS, refitted shower room and separate WC. Available for sale with NO UPWARD CHAIN.

GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door and having stairs to the first floor accommodation.

LOUNGE 11' 5" x 10' 10": Having a double glazed bow window to the front and feature fireplace surround.

REFITTED KITCHEN 9' 8" x 9' 0": With a UPVC double glazed window to the rear, sink drainer unit, gas cooker, recess for fridge, a range of base and wall cabinets, built-in pantry/store, door to the utility and ceiling spotlights.

SEPARATE DINING ROOM 9' 9" x 8' 4": With a UPVC double glazed patio door to the rear garden.

UTILITY ROOM 13' 10" x 5' 4": With a UPVC double glazed door to the rear garden, a UPVC double glazed door to the front of the property, a range of base and wall cabinets, appliance space, built-in storage and spotlights.

FIRST FLOOR

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

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**. Taylors 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.** 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





BEDROOM ONE 11' 9" x 10' 10": With a UPVC double glazed window to the front.

BEDROOM TWO 9' 10" x 9' 8": Having a UPVC double glazed window to the rear.

BEDROOM THREE 7' 1" x 6' 0": With a UPVC double glazed window to the front.

REFITTED SHOWER ROOM 5' 5" x 4' 11": Having a UPVC double glazed window to the rear, shower cubicle, wash basin with vanity unit, downflow heater.

SEPARATE WC: With push button flush WC and window to the side.

OUTSIDE

Whilst enjoying a popular cul-de-sac location the property is set back beyond the front garden with **GENEROUS DRIVEWAY** alongside which provides off-road parking.

REAR GARDEN: An established and attractively laid out rear garden which includes a paved patio with **TIMBER SHED**, the pathway leads off to the lawn and to a further patio area and greenhouse.



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Reproduction prohibited without the permission of TAKS

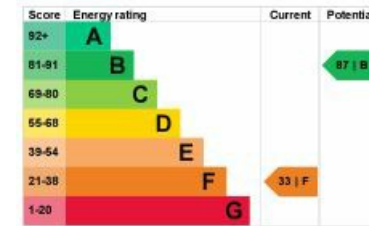
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These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses 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

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MISREPRESENTATION ACT 1967

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