



135 Bromley Lane,  
KINGSWINFORD, DY6 8TF

**Taylor's**



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## 135 Bromley Lane, KINGSWINFORD

Price: £179,950

In a convenient location, a short walk from primary/ secondary schools and shops, with **NO UPWARD CHAIN**, this **DECEPTIVE, THREE-BED-ROOM, MID-TERRACE HOME** affords a **GENEROUS** layout which requires some cosmetic updating, includes gas central heating and double glazing, to briefly comprise: Reception Hall, Sitting Room, Rear Hall, Family Dining Kitchen, First Floor Landing, Three Good Bedrooms and Bathroom. Fore Garden and with a Rear Garden/ potential parking (in need of some landscaping). Council Tax Band B. EPC TBA.

In further detail the accommodation is seen here to comprise;

### GROUND FLOOR

A Georgian styled UPVC door with inset half moon double glazing, opens to the;

#### RECEPTION HALL/INITIAL HALL

With a circular diamond leaded obscure glazed window to the front, practical tiled floor, ceiling light point and with a part glazed door continuing to the;

#### SITTING ROOM 15' 0" x 11' 4"

With a UPVC diamond leaded double glazed bow window to the front and further with central heating radiator, provisions for a television, decorative dado relief and with a ceiling light point. A part glazed door continues to;

#### REAR HALL

Extending over 16 feet in length and having stairs which lead off rising to the first floor accommodation (later mentioned). Central heating radiator, ceiling light point and with a versatile understair cloaks cupboard which also provides for excellent general purpose storage space. Further door to;

#### DINING KITCHEN 15' 7" x 8' 9"

With a UPVC diamond leaded double glazed window to the rear and being furnished with a good range of light wood styled cupboard fronted units, with the base cupboards and drawers being surmounted by roll edged work surfaces and with an inset sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and also to the built-in "four burner" gas hob which has a concealed cooker hood above located within

### 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.

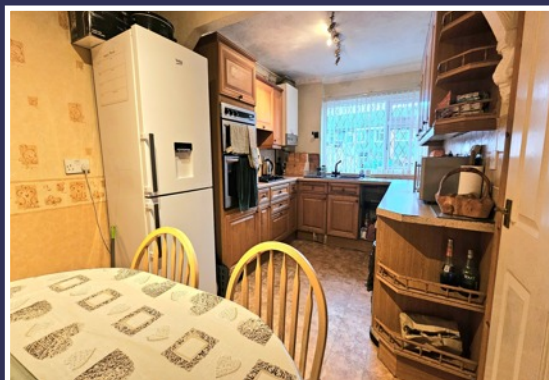
### FIXTURES AND FITTINGS

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

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

### CONSUMER PROTECTION REGULATIONS 2008





wall mounted cupboards. In addition there is a built-in electric double oven with integrated grill, suitable space and plumbing for an automatic washing machine, other appliance space and with suitable space for a tall fridge/freezer as may be preferred. Wall mounted Worcester combination boiler system, ceiling light point and being OPEN to the defined dining area which has suitable space for table and chairs, central heating radiator and a ceiling light point.

### FIRST FLOOR

Returning to the rear hall, stairs lead off and rise with a balustrade to;

#### LANDING

With ceiling light point and doors which radiate off;

#### BEDROOM ONE 15' 0" x 8' 9"

With a UPVC diamond leaded double glazed window to the front, central heating radiator, fitted open shelving, decorative dado relief and ceiling light point.

#### BEDROOM TWO 13' 3" x 8' 8"

With a UPVC diamond leaded double glazed window to the rear, central heating radiator, laminate flooring, open display shelving and with a ceiling light point.

#### BEDROOM THREE 12' 0" x 6' 0"

With a diamond leaded UPVC double glazed window to the front, central heating radiator, laminate flooring and ceiling light point.

#### BATHROOM 7' 0" x 6' 0"

With a UPVC diamond leaded obscure double glazed window to the rear and appointed with a white suite to include a bath having Triton shower over, complementary folding shower screen and with full height splashback tiling around the bath extending at part height to both the pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator and with a ceiling light point.

### OUTSIDE

The property is set back behind a foregarden which includes a path which provides an approach to the property's principal front entrance.

#### ENCLOSED REAR GARDEN

Now requiring some thoughtful landscaping, albeit an aspect which is principally level and has the prospect to create a drive parking space (with potential vehicular access at the rear).

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

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.



Measurement of approx. 1000 sq. ft. (including porch and stairs)

#### Agents contact details:

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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.

**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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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