



**KINGSWAY, WOLLASTON,
STOURBRIDGE DY8 4TW**



Taylor's

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Pleasantly situated in this established address, within easy reach of local shops, this **TWO BEDROOM, DETACHED BUNGALOW** presents an arrangement of accommodation which includes both **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**, and is available for sale with the advantage of **NO UPWARD CHAIN**. Although now requiring some updating, this is a property with excellent potential. Viewing arrangements are strictly by appointment via the selling agents **Stourbridge Office**. Tenure: **Freehold**. Construction: **Brick/Pitched Roof**. Services: **All mains**. **Broadband/Mobile coverage**: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **C**. EPC **D**.

THE ACCOMMODATION

A UPVC door with inset double glazing, opens to the;

PORCH

With UPVC double glazed windows, wall light point and with a square paned glazed door continuing to;

RECEPTION HALL

Having a central heating radiator, loft access point, wall light point and doors which radiate off;

SITTING ROOM 19' 8" x 10' 0"

With a UPVC double glazed bow window to the rear and an additional UPVC double glazed window to the side elevation. In addition there is a wall mounted gas heater, two central heating radiators, provisions for a television and two ceiling light points.

KITCHEN 14' 3" x 10' 0" (when measured at widest points) With UPVC double glazed windows to the front and side, and being furnished with a range of light wood styled cupboard fronted units, to include base cupboards which have work surfaces above and with an inset stainless steel sink and drainer having a mixer tap over. Splashback tiling forms a surround and continues to the cooker position.

GARAGE 17' 7" x 9' 0" (at widest points)
With an up-and-over door and rear window.

ENCLOSED REAR GARDEN

With an initial patio terrace including a cold water tap, and with steps leading down to a pathway between two lawned areas. Across the rear boundary there is both a further patio and a timber summer house.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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Range of wall mounted cupboards, suitable space and plumbing for an automatic washing machine, wall mounted gas fired boiler system, central heating radiator and with both a fluorescent ceiling strip light and a conventional ceiling light point. Built-in pantry cupboard and with a glazed door to the side opening to a;

SIDE PORCH/HALL

With UPVC part double glazed doors to the front and rear, and also providing for general purpose storage space.

Returning to the reception hall, doors continue to lead off;

BEDROOM ONE 12' 0" x 10' 0" (at widest points into wardrobes)

With a UPVC double glazed window to the front and being fitted with an array of wardrobes which include cupboards above. There is also a bed recess, central heating radiator and ceiling light point.

BEDROOM TWO 10' 0" x 8' 0"

With a UPVC double glazed window to the rear, central heating radiator and ceiling light point.

SHOWER ROOM 6' 10" x 5' 10"

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include a shower enclosure with Triton shower within and with full height splashback tiling from the shower continuing at part height to the hand wash basin which is part recessed into a double door vanity cupboard. Low level WC, central heating radiator and with a ceiling light point.

LINEN CUPBOARD

Conveniently approached off the hall with integral shelving.

OUTSIDE

Set back behind a foregarden, including lawn with flower and shrubbery borders, an adjoining driveway provides for vehicular parking space and an approach to the;

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.

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.

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.

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

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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.

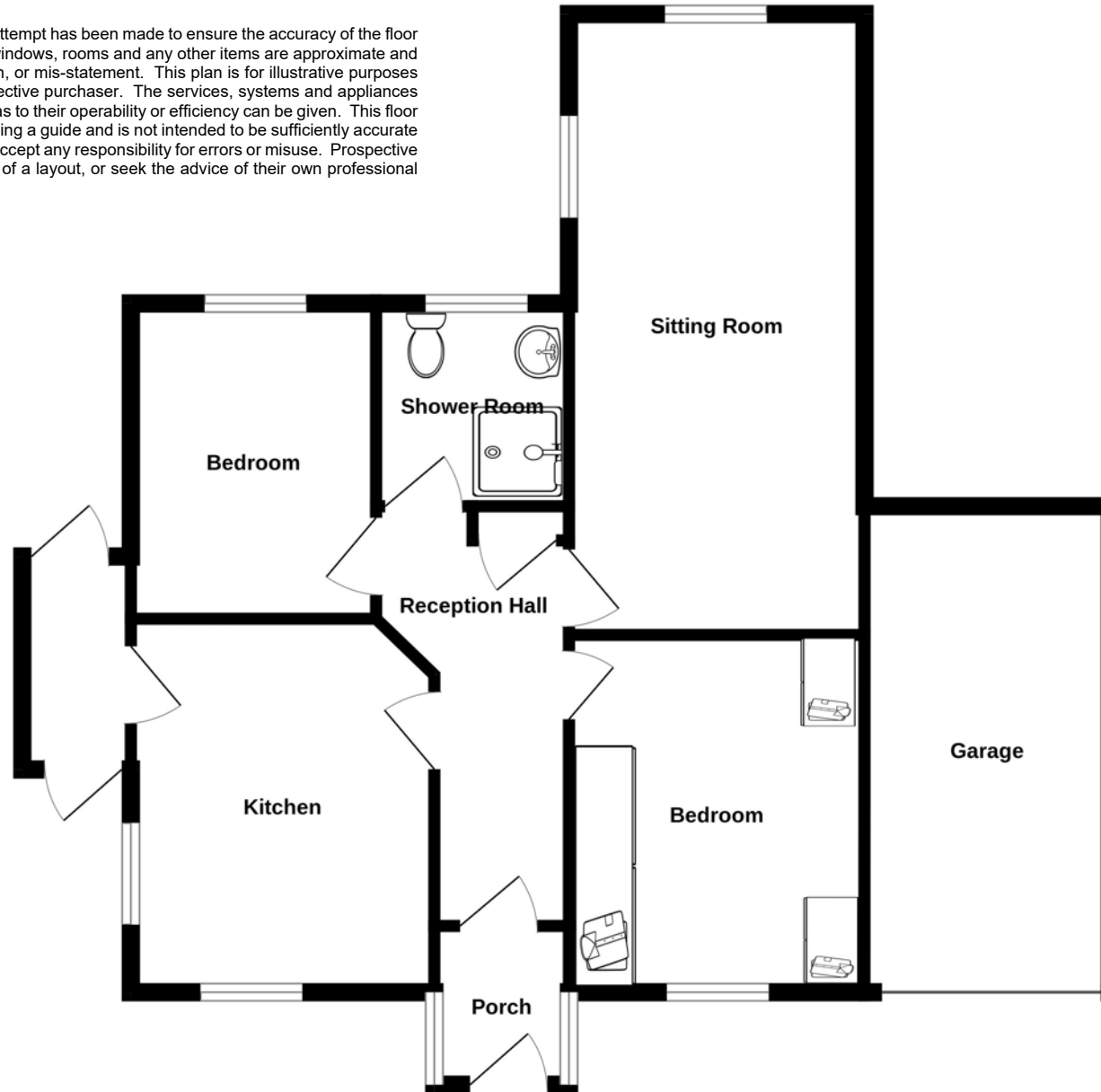
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

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.

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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