



13 Birchwood Walk,  
KINGSWINFORD, DY6 7HF



# Taylor's

## 13 Birchwood Walk, KINGSWINFORD

**Price: £235,000 - NO UPWARD CHAIN**

**A BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW**, well located with the very popular 'Blandford Mere' development, a short walk from supermarkets and other amenities. The **WELL APPOINTED** layout is **WELL PROPORTIONED**, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: Reception Hall, Large Lounge with Dining Area, **CONSERVATORY EXTENSION**, well appointed Kitchen, **TWO GOOD BEDROOMS** with fitted furniture and Shower Room. The bungalow is further enhanced by the **ATTRACTIVELY LANDSCAPED REAR GARDEN** with shed and **GARAGE** (in separate block) and the property is approached via Heathlands Close or Leacroft Road. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC C. **KINGSWINFORD OFFICE.**

### THE ACCOMMODATION

**RECEPTION HALL:** Entered via a UPVC double glazed door having radiator, built-in cloaks cupboard.

**LOUNGE DINER 19' 1" x 11' 6":** With UPVC double glazed French doors to the conservatory, feature fireplace surround and radiator.

**CONSERVATORY 11' 11" x 9' 0":** With UPVC double glazed windows upon two sides, UPVC double glazed French doors to the rear garden, radiator and tiled floor.

**KITCHEN 8' 10" x 7' 11":** Appointed with a range of light wood grain style units including the stainless steel one and a half bowl sink drainer unit, recess for cooker, recess and plumbing for washing machine, ample base and wall cabinets, a UPVC double glazed window to the rear and having UPVC double glazed door to the side.

**BEDROOM ONE 11' 11" x 10' 1":** With a UPVC double glazed bow window to the front and radiator.

**BEDROOM TWO 10' 1" x 8' 8":** Having UPVC double glazed window to the front, **FITTED WARDROBE** and radiator.

**SHOWER ROOM 5' 5" x 5' 4":** Including a large shower cubicle, wash basin with vanity unit, push button flush WC, full height tiling to the walls and **AIRING CUPBOARD** housing the hot water tank.

### 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





## OUTSIDE

13 Birchwood Walk can be approached from either Leacroft Road or Heathlands Close and the property enjoys a shaped pedestrian approach to the front.

**GARAGE:** There is a single garage located in an adjacent block.

**REAR GARDEN:** A beautifully landscaped and attractively laid out garden which includes a large paved patio area, level well maintained lawn with central feature circular paving, there is a side block paved patio and gated side access.

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

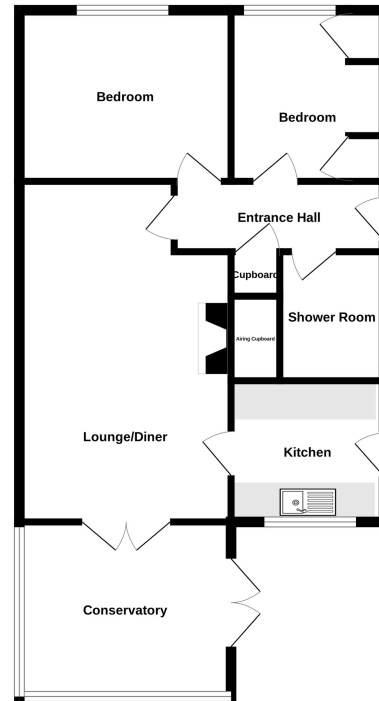
## CONSUMER PROTECTION REGULATIONS 2008

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.

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrigix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	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

Agents contact details:

818 High Street,  
KINGSWINFORD,  
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylors-estateagents.co.uk

## MISREPRESENTATION ACT 1967

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