



17 Enville Road,
WALL HEATH VILLAGE, DY6 0JT



Taylor's

17 Enville Road, WALL HEATH VILLAGE

Price: £225,000

A MUCH IMPROVED 'PERIOD' END TERRACE, very well placed in the heart of Wall Heath Village, a short walk from shops, pubs and restaurants. The **VERY LONG, ESTABLISHED 'COTTAGE' STYLE REAR GARDEN** further enhances the **BEAUTIFULLY APPOINTED** and **SUPERBLY PRESENTED** accommodation, which includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: **Sitting Room**, luxury refitted kitchen with built in appliances and french doors to the rear garden, **TWO GOOD SIZED BEDROOMS** and refitted first floor bathroom. The private side entry provides access to the rear garden. **Parking - on road. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C. KINGSWINFORD OFFICE.**

GROUND FLOOR

LOUNGE 10' 10" x 9' 11": With a UPVC double glazed window to the front, a light wood style floor, fireplace surround, electric log burner style fire, radiator and a circular "porthole" style window to the front.

LOBBY AREA: Located between the lounge and the kitchen including built-in storage and through to:

FITTED KITCHEN 12' 0" x 10' 4": With UPVC double glazed French doors to the rear garden, a UPVC double glazed door to the private side entrance. The kitchen is appointed with a range of stylish gloss finish units including the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, sink drainer unit with mixer tap, recess and plumbing for washing machine, BREAKFAST BAR, radiator, a light wood style floor, spotlights.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch and doors to:

BEDROOM ONE 13' 1" x 11' 0": With a UPVC double glazed window to the front, radiator and built-in storage.

BEDROOM TWO 11' 11" x 8' 3": Having a UPVC double glazed window to the rear and radiator.

BATHROOM 9' 2" x 4' 7": Including the bath with shower and shower

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 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.** 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





screen above, wash basin with vanity unit, push button flush WC, heated towel rail, tiled floor, spotlights and a UPVC double glazed window to the rear.

OUTSIDE

The property is set back beyond a small walled frontage with a secure gated access to the private side entry which leads through to the:

LARGE REAR GARDEN: A generous and established garden which includes a patio area with timber shed and cold water tap above, beautifully maintained lawns with established side borders and barbecue, there are further lawns again with well stocked borders and towards the rear boundary the garden has been attractively landscaped with Cotswold chippings, a paved patio area and timber shed.

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

1ST FLOOR

17 ENVILLE RD, DY6 0JT
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 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.

Agents contact details:
 818 High Street,
 KINGSWINFORD,
 DY6 8AA
 t. 01384 401777
 f.01384 400686
 e. kingswinford@taylors-estateagents.co.uk

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.



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



www.taylors-estateagents.co.uk