



16 Brooklyn Grove,
WALL HEATH VILLAGE, DY6 0ET

Taylor's

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Price: £325,000

Exceptionally well placed within a small cul-de-sac, close to village shops and schools, this **ATTRACTIVELY APPOINTED** and **BEAUTIFULLY PRESENTED, TRADITIONAL SEMI-DETACHED FAMILY HOME** enjoys a superb setting and offers a **PARTICULARLY GENEROUS LAYOUT** of accommodation, including **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprising: reception hall, ground floor w.c, attractive lounge, separate formal dining room, attractively refitted kitchen with integrated appliances, **THREE GOOD SIZED BEDROOMS**, and a large refitted family bathroom, Set back beyond an attractive fore garden with **DRIVEWAY, GARAGE** and enjoying an **ATTRACTIVELY LAID OUT PRIVATE REAR GARDEN**. 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. Repairs to drainage and part of the foundations were carried out in 2002. Council Tax Band C. EPC C. **KINGSWINFORD OFFICE**



GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door having stairs to the first floor, radiator, understairs storage.

GROUND FLOOR WC: With push button flush WC, wash basin and full height tiling to the walls.

LOUNGE 13' 6" x 11' 3": Having a UPVC double glazed half bay window to the front, living flame gas fire with feature fireplace and radiator.

REAR DINING ROOM/SITTING ROOM 12' 2" x 11' 4": Having UPVC double glazed French doors to the rear garden, with UPVC double glazed windows either side and radiator.

KITCHEN 10' 2" x 9' 2": Including a one and a half bowl sink drainer unit with mixer tap fitted into the UPVC double glazed bay window, there is an electric cooker, INTEGRATED DISHWASHER, INTEGRATED FRIDGE, base and wall cabinets, spotlights, radiator, BUILT-IN PANTRY/STORAGE and door to the;

UTILITY 8' 6" x 7' 9": Entered via a PVC door having radiator and door to the garage.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window 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.

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



front and loft access hatch.

BEDROOM ONE 13' 7" x 11' 4": The measurements include the UPVC double glazed half bay window to the front and there is a radiator.

BEDROOM TWO 11' 7" x 11' 4": Having UPVC double glazed window to the rear and radiator.

BEDROOM THREE 9' 3" x 8' 2": Again with a UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM 9' 1" x 5' 6": Including a classic white suite comprising of the bath with shower and shower screen above, wash basin, push button flush WC, heated towel rail, spotlights and two UPVC double glazed windows to the side.

OUTSIDE

The property is set back from the road beyond the DRIVEWAY which provides off-road parking and access to:

GARAGE/STORE 11' 8" x 8' 7": Entered via a one third and two third opening hinged garage door and having a door to the utility.

REAR GARDEN: Enjoying a private rear aspect and comprising of a patio area with raised brick built planters, long well maintained lawns which lead to a further small pebbled patio area.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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

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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.



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