



44 Burrows Road,
KINGSWINFORD, DY6 8LU

Taylor's

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Price: £235,000 - NO UPWARD CHAIN

An **EXTENDED, MODERN, SEMI-DETACHED FAMILY HOME** very well located within a popular position, within walking distance from primary and secondary schools, shops and regular public transport services. The **GOOD SIZED** layout of accommodation does require cosmetic updating, includes **ECONOMY 7 STORAGE HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, large lounge with dining area off and rear lobby/study area, fitted kitchen with built-in appliances, **THREE BEDROOMS** and a modern fitted shower room. The property is set back beyond the landscaped front garden with **DRIVEWAY, GARAGE** and to the rear is a landscaped and sunny garden. Available for sale with **NO UPWARD CHAIN**.

GROUND FLOOR

ENTRANCE PORCH: Entered via UPVC double glazed doors having UPVC double glazed windows either side and a further door to:

RECEPTION HALL: Having stairs to the first floor and storage heater.

KITCHEN 8' 7" x 6' 10": With a UPVC double glazed window to the front, sink drainer unit, INTEGRATED HOB, COOKER HOOD, INTEGRATED OVEN, INTEGRATED FRIDGE, base and wall cabinets plus further appliance space.

LARGE LOUNGE 15' 1" x 15' 0": With a UPVC double glazed window to the rear, storage heater, fireplace and BUILT-IN STORAGE.

DINING AREA 13' 4" x 5' 7": With two UPVC double glazed windows to the rear, storage heater and door to the garage.

REAR LOBBY/STUDY AREA 6' 11" x 6' 2": With UPVC double glazed door and window to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING: Including an AIRING CUPBOARD and doors to:

BEDROOM ONE 12' 3" x 8' 11": With a UPVC double glazed window

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





BEDROOM TWO 9' 9" x 8' 11": With a UPVC double glazed window to the front and gas heater.

BEDROOM THREE 9' 2" x 5' 11": Having UPVC double glazed window to the rear and a fitted wardrobe.

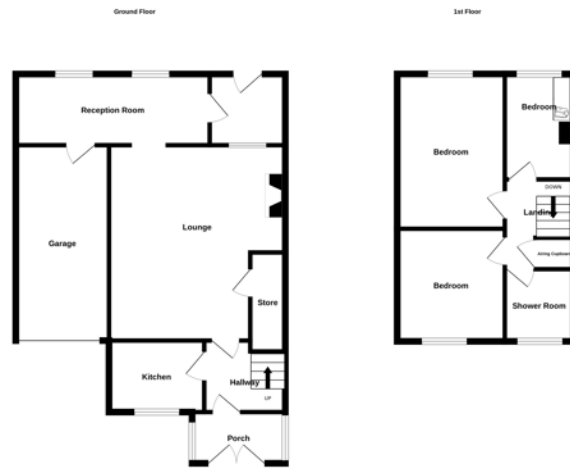
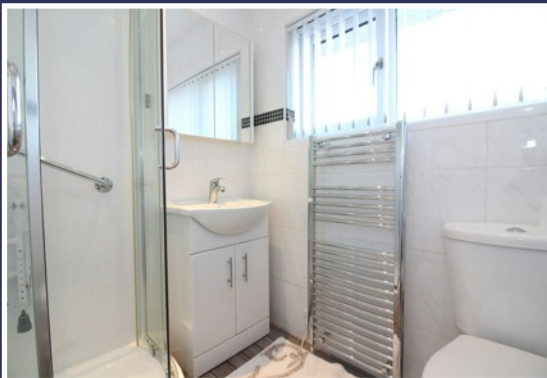
MODERN FITTED SHOWER ROOM 5' 9" x 5' 6": Including the shower cubicle, wash basin with vanity unit, heated towel rail, push button flush WC, spotlights and a UPVC double glazed window to the front.

OUTSIDE

The property is set back beyond the landscaped front garden with DRIVEWAY alongside which provides off-road parking and access to:

GARAGE 17' 8" x 7' 1": Entered via an up-and-over door and having a UPVC double glazed door to the dining area.

REAR GARDEN: A landscaped and sunny garden which includes a paved patio area, chippings and steps down to a further patio and side borders.



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		
69-80	C	69 C	80 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 11882

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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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