



106 Tunstall Road,
KINGSWINFORD, DY6 8SU

Taylor's

Taylor's

106 Tunstall Road, KINGSWINFORD

Price: £245,000

Well located in a desirable cul de sac, convenient for popular schools and shops, this **IMPRESSIVE SEMI DETACHED HOUSE** offers a **GENEROUS** and **VERY WELL PRESENTED** layout. Including **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**, the property comprises: Reception Hall, Large full width lounge, attractively fitted breakfast kitchen with built in appliances, modern fitted kitchen, **THREE BEDROOMS (BEDROOM 2 LEADING THROUGH TO BEDROOM 3)**. The property is enhanced further by the **LONG FRONT/ SIDE DRIVEWAY, CARPORT, LARGE GARAGE** and a easily maintained and good sized landscaped rear garden which enjoys both a sunny and private rear aspect. 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 - D. **KINGSWINFORD OFFICE.**

GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door having light grey wood style floor and built-in storage.

FULL WIDTH LOUNGE 15' 6" x 10' 9": Having UPVC double glazed bow window to the front, electric fire with feature fireplace surround and radiator.

KITCHEN 14' 0" x 6' 9": With a UPVC double glazed door to the rear garden, sink drainer unit, INTEGRATED HOB, INTEGRATED OVEN, base and wall cabinets and UPVC double glazed French doors to the rear garden.

GROUND FLOOR BATHROOM 7' 11" x 5' 5": Appointed with a classic white suite including the bath, pedestal wash basin, low level flush WC, radiator, window to the rear and built-in storage which houses the combination boiler.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch.

BEDROOM ONE 15' 6" x 9' 8": With a UPVC double glazed window to the front, radiator and fitted wardrobe.

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

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





BEDROOM THREE 9' 6" x 5' 6" maximum: Bedroom three is approached via Bedroom 2 and has a UPVC double glazed window to the side, radiator and built-in storage.

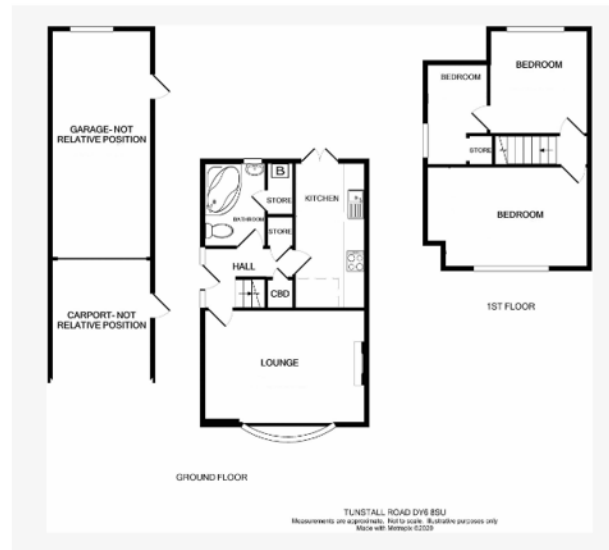
OUTSIDE

The property is set back from the road beyond the front garden with the **LONG FRONT/SIDE DRIVEWAY** which provides ample off-road parking and access to:

CARPORT 11' 2" x 9' 4"': Providing a sheltered approach to:

LARGE GARAGE 21' 8" x 9' 10"': Entered via an up-and-over door having door to the rear garden, power and light points.

REAR GARDEN: A good sized principally level and low maintenance garden which includes a large patio area, side border and gated access to the carport.



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		86 D
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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 11933

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