



2 Chandler Drive, "Himley View"  
KINGSWINFORD, DY6 7LQ

**Taylors**



# Taylor's

## 2 Chandler Drive, "Himley View", KINGSWINFORD

**Price: £375,000 - NO UPWARD CHAIN**

**A VERY LARGE and SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME with a GENEROUS FRONT/SIDE GATED DRIVEWAY and DETACHED DOUBLE GARAGE, incorporating home office. The WELL APPOINTED layout is arranged upon three floors, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, ground floor WC, large lounge, separate dining room/second sitting room, family dining kitchen with built in appliances, separate utility room and HUGE CONSERVATORY with 'log burner'. The first floor includes THREE FITTED BEDROOMS, EN SUITE SHOWER ROOM and family bathroom. The second floor offers TWO FURTHER FITTED BEDROOMS and shower room. To the rear and side is a LANDSCAPED GARDEN which includes various patio areas, pergola, artificial lawn and a side play area. The private position is approach via a private driveway (shared with four properties) and to the side of the property are fields and very pleasant open views. NO UPWARD CHAIN. 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC C. KINGSWINFORD OFFICE.**

### GROUND FLOOR

**ENTRANCE PORCH 7' 5" x 4' 8"**: Entered via a composite double glazed door having UPVC double glazed windows either side, a wall electric heater, spotlights, wood style floor and door to:

**RECEPTION HALL:** With stairs to the first floor, tiled floor, radiator and door to:

**GROUND FLOOR WC:** With push button flush WC, wash basin and radiator.

**LARGE LOUNGE 16' 3" x 11' 4"**: With wood style floor, radiator, UPVC double glazed French doors to the rear garden.

**DINING ROOM 11' 4" x 8' 8"**: With a UPVC double glazed window to the front, radiator and tiled floor.

**FAMILY DINING KITCHEN 14' 0" x 8' 4" plus 9' 2" x 7' 0"**: Forming a large "L" shape appointed with a range of light wood style units including the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, INTEGRATED DISHWASHER, INTEGRATED WASHING MACHINE, base and wall cabinets, spotlights, tiled floor, radiators, a UPVC double glazed window to the rear and UPVC double glazed French doors to:

### OUTSIDE

The property is approached via a private driveway shared with four other properties and includes a LARGE GATED BLOCK PAVED DRIVEWAY which extends in front of the property and also alongside the house to the:

**DETACHED DOUBLE GARAGE 17' 4" x 17' 2" maximum (10' 4" minimum width):** Entered via an electric roller shutter door and the garage has been partitioned off to create an:

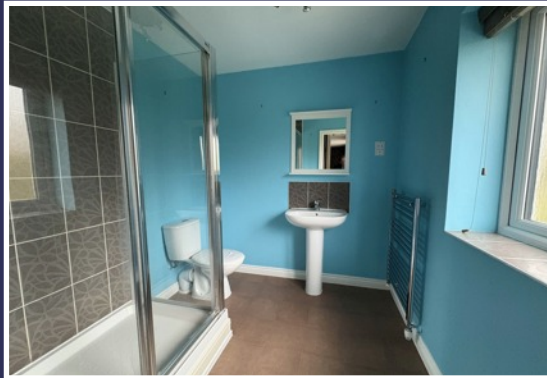
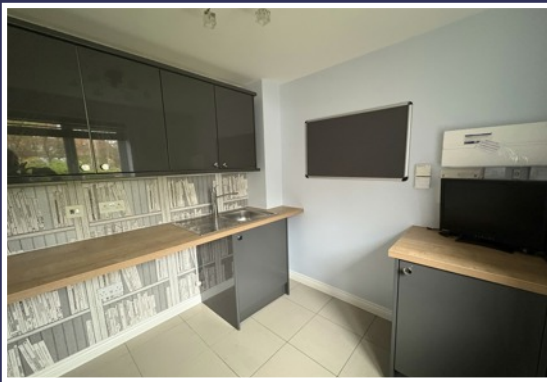
**OFFICE 7' 7" x 6' 2"**: With a UPVC double glazed door to the rear garden.

**REAR/SIDE GARDEN:** A landscaped garden which includes artificial lawn, a level paved patio with pergola above, further corner paved patio area and side soft textured play area.

### 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 affect 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.





**CONSERVATORY 23' 0" x 12' 1"**: Including a log burner, a light wood style floor, radiators and a UPVC double glazed door to the rear garden.

**UTILITY ROOM 6' 11" x 7' 3"**: Including a stainless steel sink drainer unit with mixer tap, recess and plumbing for washing machine, base and wall cabinets, UPVC double glazed window to the front, tiled floor and radiator.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With a radiator, AIRING CUPBOARD off.

**BEDROOM ONE 15' 0" x 11' 3"**: With two UPVC double glazed windows to the front, fitted wardrobes, radiator, WALK-THROUGH DRESSING AREA which leads to:

**ENSUITE SHOWER ROOM 6' 11" x 6' 6"**: Including a large shower cubicle, push button flush WC, pedestal wash basin, heated towel rail, extractor fan and a UPVC double glazed window to the front.

**BEDROOM TWO 12' 0" x 10' 0"**: Including fitted bedroom furniture, a UPVC double glazed window to the rear, radiator and a light wood style floor.

**BEDROOM THREE 9' 9" x 8' 0"**: Providing a UPVC double glazed window to the rear, FITTED BEDROOM FURNITURE and radiator.

**FAMILY BATHROOM 6' 11" x 6' 10"**: With a UPVC double glazed window to the side, bath with shower above, pedestal wash basin, low level flush WC, heated towel rail and a UPVC double glazed window to the side.

### SECOND FLOOR

**SECOND FLOOR LANDING:** With doors off to:

**BEDROOM FOUR 13' 5" x 11' 7"**: With UPVC double glazed windows to the front and side aspects, FITTED BEDROOM FURNITURE and radiator.

**BEDROOM FIVE:** With UPVC double glazed windows to the front and side aspects, FITTED BEDROOM FURNITURE and radiator.

**SHOWER ROOM 6' 6" x 5' 4"**: Including a shower cubicle, pedestal wash basin, push button flush WC, radiator and a double glazed roof light.

### 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 - E

### 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

By arrangement through **KINGSWINFORM 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.

**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:

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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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