



20 Lerryn Close,
KINGSWINFORD, DY6 8RJ

Taylor's

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Price: £205,000

A MODERN and VERY DECEPTIVE LINK DETACHED BUNGALOW, enjoying a desirable cul de sac location within the popular Crestwood Park development, convenient for local shops and bus routes. The **GENEROUS and BEAUTIFULLY PRESENTED** layout includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING** and comprises: **Entrance Porch, Large Lounge with Dining Area, Spacious Fitted Kitchen with built in appliances, Rear Hall, TWO GOOD BEDROOMS** and a **Refitted Wet/ Bathroom**. The bungalow is set beyond the **BROAD DRIVEWAY** and to the rear is the **LEVEL GARDEN** with patio and lawns. **Tenure: FREEHOLD. Construction: Standard Brick Construction with tiled roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band - B. EPC - D. KINGSWINFORD OFFICE.**Text

THE ACCOMMODATION

ENTRANCE PORCH: Entered via a UPVC double glazed door having UPVC double glazed windows upon two sides.

LARGE LOUNGE WITH DINING AREA 22' 3" x 11' 11": With a UPVC double glazed window to the front, feature fireplace and radiator.

KITCHEN 16' 3" x 7' 6": With a UPVC double glazed window to the front and fitted with a range of units incorporating the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, recess and plumbing for washing machine, one and a half bowl sink drainer unit with mixer tap, ample cupboard and drawer storage space, plus breakfast bar.

BEDROOM ONE 13' 0" x 8' 6": With a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 9' 11" x 7' 11": With a UPVC double glazed window to the rear and radiator.

WET/BATHROOM 8' 5" x 7' 11": With walk-in shower, separate bath, push button flush WC, wash basin, radiator and skylight.

REAR HALL: With radiator and a UPVC double glazed door to the rear garden.

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.

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

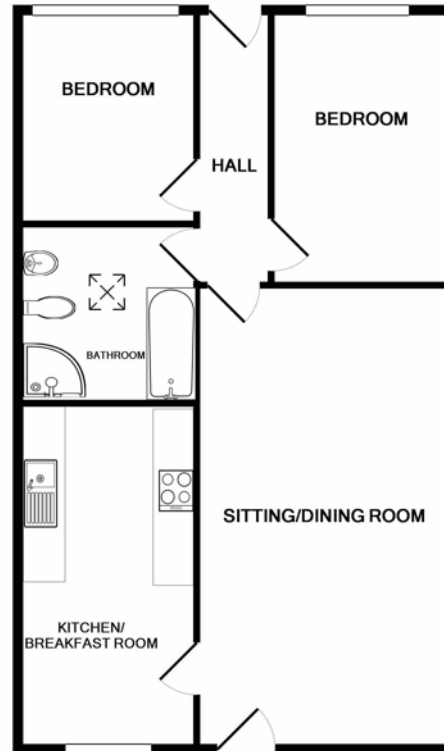




OUTSIDE

The property is set back from the road beyond the ALMOST FULL WIDTH DRIVEWAY.

REAR GARDEN: Comprising of a full width paved patio area with level lawns beyond, rear gated access and timber shed.



LERRYN CLOSE
Measurements are approximate. Not to scale. Illustrative purposes only
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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		87 B
69-80	C		
55-68	D	58 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

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