



12 Hillcroft Road,  
KINGSWINFORD, DY6 7EE

**Taylor's**

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## 12 Hillcroft Road, KINGSWINFORD

### Price: £300,000 - NO UPWARD CHAIN

**A SUBSTANTIALLY EXTENDED DETACHED BUNGALOW with NO UPWARD CHAIN**, very well placed in a desirable cul de sac, upon the fringes of the 'Blanford Mere' development. The property offers a generous end/ corner position, which includes private rear and side gardens. The accommodation is **WELL PRESENTED** and **SPACIOUS** throughout, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: Reception Hall, Large lounge, Dining/ Breakfast Room, Kitchen, **THREE GOOD SIZED BEDROOMS** and a **REFITTED SHOWER ROOM**. The bungalow is set back beyond the front garden with **FRONT/SIDE DRIVEWAY**, **SINGLE GARAGE** and the secluded rear and side gardens are well maintained and enjoy the afternoon sunshine. A good selection of shops/ supermarkets and other amenities are all within walking distance. Tenure: **Currently Leasehold**. The property will be **FREEHOLD** upon completion. Construction: **Brick/Pitched Roof**. Services: **All mains**. **Broadband/Mobile coverage**: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band **C**. **EPC C**. **KINGSWINFORD OFFICE**.

#### THE ACCOMMODATION

**RECEPTION HALL:** Entered by a UPVC double glazed door having built-in cloaks cupboard.

**LARGE LOUNGE 18' 7" x 11' 8":** Including the UPVC double glazed bow window to the side aspect, gas fire and radiator.

**BREAKFAST ROOM 8' 10" x 7' 10":** With a UPVC double glazed window to the side, radiator, built-in storage, space for breakfast table and chairs and there is an archway to:

**KITCHEN 10' 4" x 8' 10":** Providing a UPVC double glazed window to the rear, a UPVC double glazed door to the rear garden, a stainless steel sink drainer unit, free standing Cooker, Fridge, Freezer and Washing Machine are included, ample base and wall cabinets.

**BEDROOM ONE 12' 0" x 10' 2":** With a UPVC double glazed window to the front and radiator.

**BEDROOM TWO 11' 7" x 10' 4":** With a UPVC double glazed window to the rear and radiator.

**BEDROOM THREE 10' 2" x 8' 9":** Providing a UPVC double glazed window to the front and radiator.

**MODERN FITTED SHOWER ROOM 6' 11" x 5' 7":** Including a

#### 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 currently **LEASEHOLD** however we are advised that the property will be sold as freehold upon completion. 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. In addition; **the fitted carpets, curtains, light fittings. 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.





shower cubicle, wash basin with vanity unit, push button flush WC, tiled floor, a UPVC double glazed window to the side and a LARGE WALK-IN LINEN CUPBOARD which also houses the gas boiler.

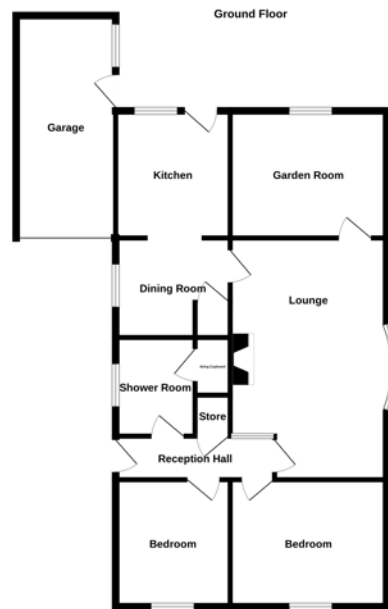
### OUTSIDE

The property is set within the beautifully maintained gardens which include the front lawn with the LONG FRONT/SIDE DRIVEWAY alongside which provides off-road parking and access to:

**GARAGE 17' 8" x 8' 0"':** Entered via a Side Hinged door, having door to the rear garden and light and power points.

**REAR GARDEN:** Including a paved patio, well maintained lawns, summerhouse, a well stocked rear border and garden gate to:

**SECLUDED SIDE GARDEN:** A very private garden which includes a large well maintained lawn, gated access to the front of the property and the surrounding borders are well stocked with a variety of established shrubs and firs.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrage 12/24

### VIEWING

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	71   C	71   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**

### 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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