



Granor, 31 Cross Street,
KINGSWINFORD, DY6 9LY

Taylor's

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Price: Offers Over £325,000 - NO UPWARD CHAIN

A rare opportunity to purchase this **LARGE EXTENDED DETACHED BUNGALOW** is set beyond the **LARGE DRIVEWAY**, with a further gated side driveway to the **DETACHED GARAGE**. The **GENEROUS** layout requires cosmetic updating, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: **Entrance Porch, Reception Hall, Extended Lounge, Separate Dining Room/ Bedroom 3, Spacious Breakfast Kitchen, TWO DOUBLE GROUND FLOOR BEDROOMS, Bathroom, Large First Floor Landing and a VERY LARGE FIRST FLOOR DOUBLE BEDROOM**. To the rear of the property is a **LARGE SUNNY GARDEN**. Village shops and amenities are all within a short walk from the bungalow. 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 - **D. EPC - D . KINGSWINFORD OFFICE**.

THE ACCOMMODATION

ENTRANCE PORCH: Entered via UPVC double glazed French doors, having tiled floor and door to:

RECEPTION HALL 12' 6" x 5' 11": Having stairs to the first floor and radiator.

EXTENDED LOUNGE 19' 0" x 9' 11": With a UPVC double glazed patio door to the rear garden, feature fireplace surround and radiator.

BREAKFAST KITCHEN 14' 1" x 10' 11": With a UPVC double glazed bay to the rear which includes the one and a half bowl sink drainer unit with mixer tap, there is recess and plumbing for washing machine, recess for cooker, radiator, a UPVC double glazed door to the side, **BUILT-IN STORAGE** housing the boiler, there is radiator and a further **BUILT-IN PANTRY/STORE**.

DINING ROOM/BEDROOM THREE 10' 11" x 9' 11": With a UPVC double glazed window to the front and radiator.

BEDROOM ONE 11' 11" x 10' 10": Again with a UPVC double glazed window to the front, radiator and a fitted wardrobe.

BATHROOM: Including the bath, separate walk-in shower, WC and wash basin, plus a UPVC double glazed window to the rear.

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**. Taylor's 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 D.

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.** Taylor's 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





FIRST FLOOR

FIRST FLOOR LANDING 11' 4" x 11' 0" maximum measurements: With a UPVC double glazed window to the side, radiator, access to eaves storage and loft access hatch.

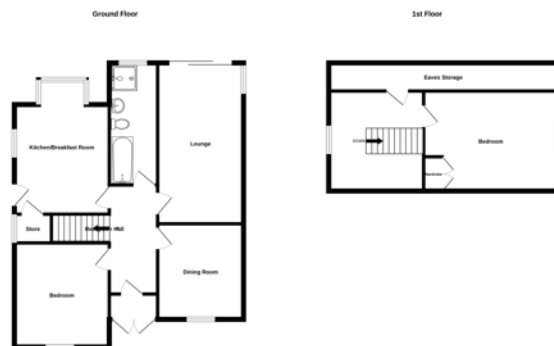
BEDROOM TWO 15' 11" x 11' 4": With a UPVC double glazed window to the side, fitted wardrobe and radiator.

OUTSIDE

The property is set well back from the road beyond the LARGE DRIVEWAY which provides off-road parking for several vehicles and there is gated side access to the SIDE DRIVEWAY which leads to the:

DETACHED GARAGE 16' 2" x 9' 1": Entered via double doors and having window to the side.

LARGE REAR GARDEN: A particular feature of the property, beautifully laid out to include a path patio with side access off, well maintained shaped lawns with side borders, in all measuring approximately 90 ft in length.



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		83 B
69-80	C		
55-68	D	57 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

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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