



13 Fellows Avenue,
KINGSWINFORD, DY6 9ET

Taylor's

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Price: £205,000 NO UPWARD CHAIN

Well placed within a very popular and convenient address, this **SEMI-DETACHED BUNGALOW** offers a **WELL PLANNED** layout of accommodation which requires updating and improvement and provides much potential to further enhance the **GOOD SIZED** and **EXTENDED** layout. The accommodation includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, lounge, kitchen, breakfast room, utility/store, **TWO BEDROOMS** and bathroom. The property is set well back beyond the front lawn with the **LONG DRIVEWAY, CARPORT** and to the rear enjoying a **GOOD SIZED** private rear garden. Available for sale with **NO UPWARD CHAIN. Council Tax Band C.**

THE ACCOMMODATION

RECEPTION HALL: Entered via a wooden panelled door having radiator.

LOUNGE 16' 9" x 9' 11": With a double glazed window to the rear, door to the rear garden, a living flame gas fire with feature fireplace surround and radiator.

KITCHEN 8' 9" x 7' 1": Including a sink drainer unit, ample cupboard storage space, **INTEGRATED HOB, INTEGRATED OVEN**, tiled floor, radiator and door to:

BREAKFAST ROOM 13' 6" x 6' 6": With door to the front, door to the rear garden and window to the rear garden.

UTILITY/STORE: With windows to the side and rear aspects and plumbing for washing machine.

BEDROOM ONE 10' 11" x 9' 11": With a UPVC double glazed window to the front, fitted wardrobes and radiator.

BEDROOM TWO 8' 6" x 7' 3" maximum: With double glazed windows to the front and side aspects and radiator.

BATHROOM 7' 2" x 6' 9" max: Appointed with a coloured suite to include the bath, pedestal wash basin, low level flush WC, radiator, tiled floor and with a patterned glazed window to the side.

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 C.

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



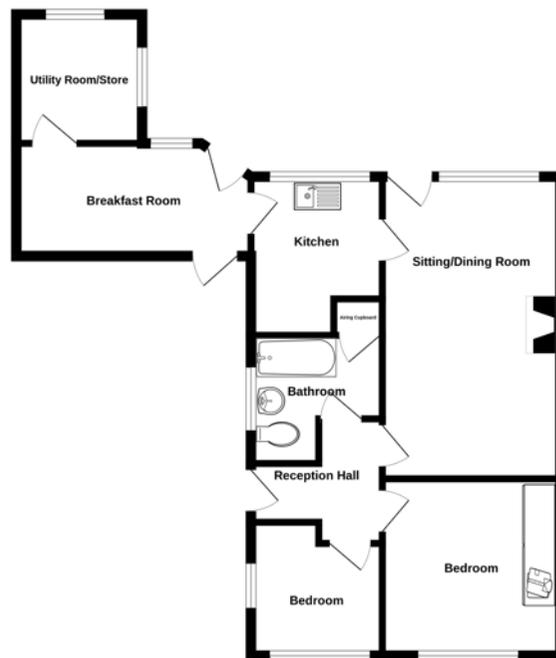


OUTSIDE

The property is set back from the road beyond the front garden with the **LONG DRIVEWAY** alongside which provides ample off-road parking and an approach to:

CARPORT

REAR GARDEN: A private and principally garden which includes a paved patio, level well maintained lawns and side borders.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Intergo 03/23

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		85 B
69-80	C		
55-68	D	63 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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