



'Tamarisk', 4 Westcott Close
KINGSWINFORD, DY6 8NJ



Taylor's

'Tamarisk', 4 Westcott Close KINGSWINFORD

Price: £249,950

Commanding a superb open front outlook with superb elevated views towards the Clent Hills upon the distant horizon, this **SUBSTANTIAL MODERN DETACHED FAMILY HOME** combines a desirable 'cul-de-sac' location with a **INCREDIBLY SPACIOUS** layout, the principle accommodation being conventionally planned upon two floors with **BASEMENT DOUBLE GARAGE**. The very well planned layout includes two large separate reception rooms plus **CONSERVATORY**, re-fitted dining kitchen with appliances and utility off, **FOUR BEDROOMS** (all with fitted wardrobes), en-suite shower room to master bedroom and house bathroom. The property is further complemented by the **BROAD FRONT DRIVEWAY**, **BEAUTIFULLY ESTABLISHED REAR GARDEN** and the **SOLAR PANELS** which, we are advised, have generated an income in the region of £875.00 within a 12 month period.*

Whilst enjoying the superb elevated views from this sought after cul-de-sac this superb family home is also well placed for local schools, shops and there is easy access into the centre of Kingswinford which offers a wider range of amenities.

A full internal inspection is essential for the impressive layout to be appreciated. The accommodation includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and is described in more detail as follows:

LOWER GROUND FLOOR

ENTRANCE PORCH

Entered via a uPVC double glazed main entrance door having uPVC double glazed window to the side, tiled floor, spotlights and a wooden panelled door to:

RECEPTION HALL

Having stairs rising to the main accommodation, a uPVC double glazed window to the side, radiator, alarm control pad and a useful internal door into the garage.

GROUND FLOOR

MAIN HALL

Measuring some 14'9" having stairs rising to the first floor accommodation (mentioned later), radiator, coving to the ceiling, dado rail, double doors to the dining room, doors to the kitchen, lounge and to the:

GUEST CLOAKROOM/WC

Appointed with a 'peach' suite including low level flush WC, wall mounted wash basin, full height tiling to the walls, tiled floor, a uPVC patterned double glazed window to the front and sliding doors to the coat hanging space.

LARGE ATTRACTIVE LOUNGE 14'10" x 11'10"

Having uPVC double glazed French doors leading out to the **BALCONY** with uPVC double glazed windows either side, there is a 'living flame' gas fire with feature Adam style fireplace surround, coving to the ceiling, wall light points and double radiator.

SEPARATE DINING ROOM 11'5" x 8'0"

Providing space for formal dining furniture along with radiator, coving to the ceiling, wall light points and double glazed sliding doors to:

OUTSIDE

The property is set back beyond the **BROAD 'IMPRESSED CONCRETE' DRIVEWAY** which provides off road parking and has an attractively planted front garden alongside.

BASEMENT DOUBLE GARAGE 18'11" x 15'11" maximum (13'4" minimum width)

Entered via a remote automatic up and over door having concrete floor, power points, light points and a door returning to the lower ground floor entrance hall.

REAR GARDEN

A long rear garden comprising of an initial block paved patio area with cold water tap, outdoor power points and brick built barbecue. Steps rise to a ornamental garden pond which is surrounded by Cotswold chippings and feature trellising. A pathway and steps lead through a beautifully planted garden area incorporating a variety of specimen plants, shrubs etc. to a generous and elevated block paved sun terrace/patio area which again is surrounded by established plants/shrubs and includes a **GREENHOUSE** (with power points).

SPECIAL NOTE

As previously mentioned the property includes **SOLAR PANELS** which have been purchased and are owned by the current owners (rather than leased). We are advised that within a twelve month period the sum of £875.00 has been generated for the property which has been offset against energy bills.

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.





CONSERVATORY 8'8" x 7'3"

Having uPVC double glazed windows upon three sides, uPVC double glazed French doors leading out to the rear garden, radiator and under floor heating.

RE-FITTED DINING KITCHEN 10'6" x 10'2"

Appointed with a range of maple wood finish shaker style units with surmounted work surfaces, fitted beneath the uPVC double glazed window to the rear including the one and a half bowl sink/drainage unit with mixer tap, INTEGRATED DISHWASHER with cupboard storage space, INTEGRATED FRIDGE, and INTEGRATED FREEZER below. The units return to include the INTEGRATED GAS HOB, STAINLESS STEEL ILLUMINATING COOKER HOOD ABOVE, INTEGRATED FAN ASSISTED OVEN, INTEGRATED MICROWAVE, base cupboards and wall cupboards above, there is a tiled floor, coving to the ceiling, a wall mounted gas boiler, double radiator, door to the side porch and through to:

UTILITY 6'10" x 4'4"

Complementing the kitchen with the maple finish shaker style units providing recess and plumbing for washing machine, base cupboards with wall cupboards above, wine rack, tiled floor, radiator and a uPVC double glazed window to the side.

SIDE PORCH 11'4" x 3'3"

Having uPVC double glazed doors to both the front and rear aspects, a uPVC double glazed window to the rear, tiled floor and ceiling spotlights.

FIRST FLOOR

FIRST FLOOR LANDING 10'4" x 8'8" maximum

A large landing area which has a uPVC double glazed window to the side, loft access hatch, coving to the ceiling and doors to:

BEDROOM ONE 12'1" x 10'4"

Superb elevated views may be enjoyed from the uPVC double glazed 'box' bay window to the front aspect, there are FULL LENGTH MIRROR FRONTED WARDROBES, radiator, coving to the ceiling and door to:

EN-SUITE SHOWER ROOM 8'5" x 3'5"

Re-fitted with a classic white suite with chrome coloured fittings including the full width shower cubicle, wash basin with single lever mixer tap and vanity unit, push button flush WC, heated towel rail, full height tiling to the walls, tiled floor and a uPVC patterned double glazed window to the side.

BEDROOM TWO 12'0" x 8'1"

A uPVC double glazed window overlooks the established rear garden, there are FITTED MIRROR FRONTED WARDROBES and radiator.

BEDROOM THREE 11'10" x 6'10"

With a uPVC double glazed window to the rear, FITTED MIRROR FRONTED WARDROBES and radiator.

BEDROOM FOUR 9'6" x 6'9"

Providing a uPVC double glazed window also to the front aspect, FITTED WARDROBE and radiator.

RE-FITTED HOUSE BATHROOM 8'5" x 6'3"

Appointed with a classic white suite with chrome coloured fittings including the panelled bath with shower and shower screen above, wash basin with single lever mixer tap on a vanity unit, heated towel rail, push button flush WC and incorporating an AIRING CUPBOARD which houses the pre-insulated hot water cylinder.

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.

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.

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

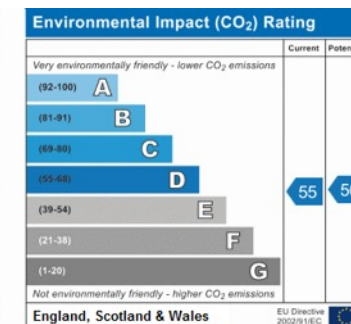
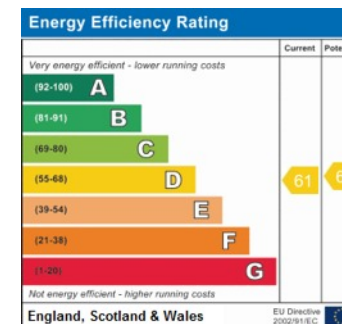
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CONSUMER PROTECTION REGULATIONS 2008

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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. **TAKS9873**

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