



3 Windermere Drive,  
KINGSWINFORD, DY6 8AN





# Taylor's

## 3 Windermere Drive, KINGSWINFORD

**Price: £242,500 - NO UPWARD CHAIN**

**A BEAUTIFULLY PRESENTED, LINK DETACHED FAMILY HOME** enjoying a desirable cul-de-sac position within walking distance from the heart of Kingswinford with its friendly village shops and amenities and excellent schools. The **DECEPTIVE** accommodation is **WELL APPOINTED** and has been recently **REDECORATED** and **RECARPETED** throughout, providing a ready to move into layout with **NO UPWARD CHAIN**. The accommodation includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall with ground floor WC off, large full width lounge with dining room area, fitted kitchen with appliances, **THREE GOOD SIZED BEDROOMS** and **LUXURY REFITTED BATHROOM**. The property is set back beyond the **FULL WIDTH DRIVEWAY** with **GARAGE** and to the rear enjoying a **VERY PLEASANT GARDEN WITH PATIO AND LAWNS**.

The accommodation is described in more detail as follows:

### GROUND FLOOR

**RECEPTION HALL:** With a UPVC double glazed window to the front, radiator, stairs to the first floor accommodation and useful under stairs storage.

**GUEST CLOAKROOM/WC:** Including the push button flush WC, wall mounted combination boiler and part tiling to the walls.

**LARGE FULL WIDTH LOUNGE WITH DINING ROOM AREA 18' 8" x 14' 2" maximum (10' 4" minimum):** Having a UPVC double glazed window to the rear garden, UPVC double glazed patio doors to the rear garden, radiator, wall light points and coving to the ceiling.

**FITTED KITCHEN 9' 7" x 7' 11":** With a UPVC double glazed window to the front, stainless steel one and a half bowl sink drainer unit with mixer tap, recess and plumbing for washing machine and cupboard drawer storage space below, plus wall cabinets above. Opposite including the **INTEGRATED ELECTRIC HOB, ILLUMINATING COOKER HOOD ABOVE, INTEGRATED OVEN**, base cupboards, drawers, **INTEGRATED FRIDGE/FREEZER** and there is a door to the side driveway.

### FIRST FLOOR

**FIRST FLOOR LANDING:** Having a UPVC double glazed window to the side, loft access hatch and doors to:

### 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

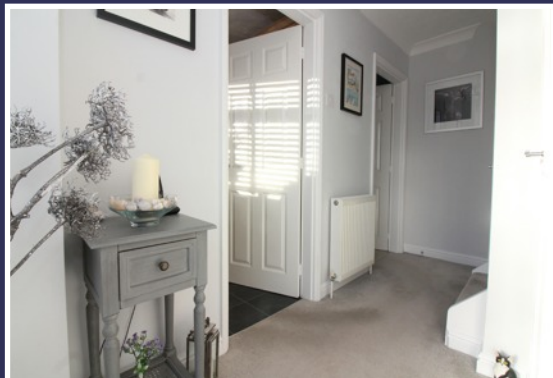
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have **NOT** checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

### 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

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**





**BEDROOM ONE 13' 6" x 9' 7"':** Having a UPVC double glazed window to the rear and radiator.

**BEDROOM TWO 10' 6" x 8' 10"':** With a UPVC double glazed window to the front and radiator.

**BEDROOM THREE 9' 8" x 9' 1"':** Having a UPVC double glazed window to the front and radiator.

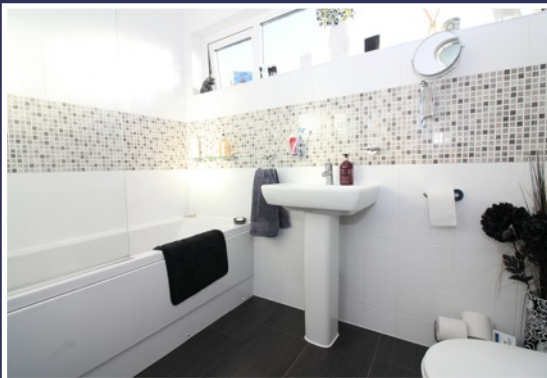
**REFITTED BATHROOM 8' 4" x 6' 0"':** Appointed with a classic white suite including the panelled bath with mixer shower and shower screen above, pedestal wash basin, push button flush WC, heated towel rail, full height tiling to the walls, tiled floor and BUILT-IN STORAGE.

### OUTSIDE

The property is set back beyond the FULL WIDTH DRIVEWAY which provides ample off-road parking and continues alongside the property to the:

**GARAGE 17' 1" x 8' 1"':** Entered via an up-and-over door having door to the rear garden, window to the rear, concrete floor and light point.

**REAR GARDEN:** Comprising of a paved patio area with step down to a level well maintained lawn with wood chipped surrounding borders.

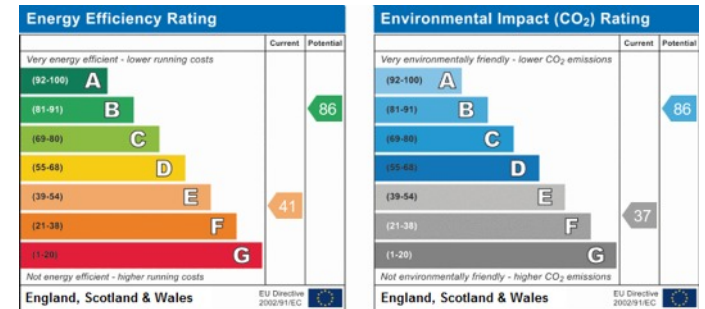


### CONSUMER PROTECTION REGULATIONS 2008

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.



**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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