



19 Windermere Drive,
KINGSWINFORD, DY6 8AN

Taylor's

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Price: £415,000 - NO UPWARD CHAIN

A SUBSTANTIAL, DOUBLE FRONTED, DETACHED FAMILY HOME with a **LARGE LEVEL REAR GARDEN**, superbly located within a short walk from village shops, desirable schools and other amenities. The **GENEROUS** and **EXTENDED** accommodation is **WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, through reception hall with guest cloakroom/WC off, large full depth lounge, **CONSERVATORY EXTENSION**, separate dining room, fitted kitchen, utility/laundry room, **FOUR GOOD BEDROOMS**, ensuite shower room and family bathroom. The property is set back and further enhanced by the front garden with **GENEROUS DRIVEWAY, CARPORT** and **GARAGE**. Available for sale with **NO UPWARD CHAIN**.

GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC double glazed door, with UPVC double glazed windows upon two sides and tiled floor.

RECEPTION HALL: With stairs to the first floor, radiator.

GROUND FLOOR WC: With low level flush WC, wash basin and vanity unit, part tiling to the walls and extractor fan.

LARGE LOUNGE 20' 0" x 12' 10": A generous reception room which includes a UPVC double glazed bow window to the front, UPVC double glazed French doors to the conservatory, feature fireplace and radiator.

CONSERVATORY 11' 11" x 10' 11": Including a tiled floor, UPVC double glazed windows to the rear and side aspects, UPVC double glazed French doors to the rear garden.

SEPARATE DINING ROOM 11' 3" x 8' 9": With a UPVC double glazed window to the front and radiator.

KITCHEN 12' 0" x 8' 10": Appointed with a range of oak style units with surmounted work tops including the one and a half bowl sink drainer unit with mixer tap, gas cooker with cooker hood above, recess for fridge/freezer, ample cupboard and drawer storage space, radiator and tiled floor 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**. 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 E.

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





UTILITY/LAUNDRY ROOM 5' 4" x 4' 11": Including a sink drainer unit, recess and plumbing for washing machine, cupboard storage space, tiled floor and a UPVC double glazed window and door to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, BUILT-IN LINEN CUPBOARD and doors to:

BEDROOM ONE 11' 9" x 11' 5": With a UPVC double glazed window to the front and radiator.

ENSUITE SHOWER ROOM 7' 2" x 6' 10" max (3' 1" minimum width): Including the corner shower cubicle, pedestal wash basin, low level flush WC, radiator, part tiling to the walls and a UPVC double glazed window to the front.

BEDROOM TWO 10' 2" x 8' 0": Having a UPVC double glazed window to the rear, fitted wardrobe and radiator.

BEDROOM THREE 8' 3" x 8' 0": With a UPVC double glazed window to the rear and radiator.

BEDROOM FOUR 9' 7" x 8' 11": Having a UPVC double glazed window to the front and radiator.

FAMILY BATHROOM 9' 2" x 5' 0": Including the bath with shower above, pedestal wash basin, radiator, full height tiling to the walls and a UPVC double glazed window to the rear.

OUTSIDE

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

CARPORT 17' 6" x 7' 9": With built-in storage and through to:

GARAGE 21' 2" x 8' 2": Entered via a remote electric roller shutter door, including a wall mounted gas boiler, a UPVC double glazed window to the rear and a UPVC double glazed door to the rear garden.

LARGE REAR GARDEN: Comprising of a large paved patio area with greenhouse, extensive level lawns with side borders, timber shed and there is gated side access.

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



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