



58 Lesley Drive,
KINGSWINFORD, DY6 8JD

Taylor's

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58 Lesley Drive, KINGSWINFORD

Price: £300,000



A LARGE, MODERN, SEMI-DETACHED FAMILY HOME with FOUR GENEROUS BEDROOMS and a CONSERVATORY extension, well placed within a very popular and convenient location. The VERY WELL PRESENTED and WELL PROPORTIONED accommodation includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with guest cloakroom/WC and utility area off, large full width lounge, generous conservatory, separate dining room/second reception room, spacious fitted kitchen, FOUR LARGE BEDROOMS, ensuite shower and family bathroom. The property is set back beyond the FULL WIDTH DRIVEWAY and a side entrance to the immaculate rear garden. Lesley Drive is well placed for local amenities including schools, shops and regular public transport services.

GROUND FLOOR

RECEPTION HALL: Measuring some 14' 8" and entered via a UPVC door with radiator and stairs to the first floor.

GROUND FLOOR WC: With utility space, low level flush WC, plumbing for washing machine and a UPVC double glazed window to the side.

FULL WIDTH LOUNGE 19' 11" x 11' 0": With two UPVC double glazed windows to the rear, UPVC double glazed French doors to the conservatory, fireplace and radiator.

CONSERVATORY EXTENSION 12' 2" x 9' 5": With a UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon three sides and tiled floor.

SEPARATE DINING ROOM/SECOND SITTING ROOM 16' 10" x 7' 8": With a UPVC double glazed window to the front and radiator.

KITCHEN 11' 4" x 7' 8": Appointed with a range of oak style units including the INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, recess and plumbing for washing machine, recess for fridge, sink drainer unit, breakfast bar, tiled floor, radiator and a UPVC double glazed window to the front.

FIRST FLOOR

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

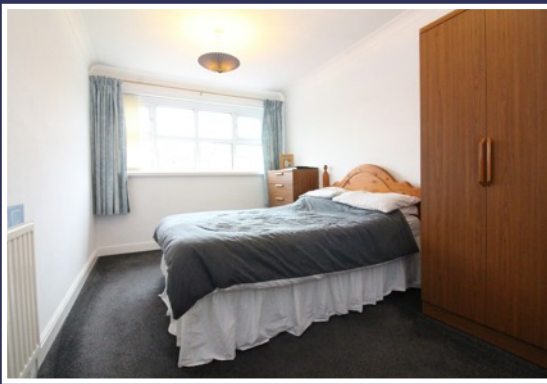
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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



FIRST FLOOR LANDING: With a UPVC double glazed window to the side, loft access hatch, built-in storage which houses the Worcester combination boiler.

BEDROOM ONE 14' 9" x 8' 10": Having a UPVC double glazed window to the front and radiator.

BEDROOM TWO 11' 2" x 10' 8": With a UPVC double glazed window to the front, radiator and door to:

SHOWER ROOM: Including the shower cubicle with electric shower, there is full height tiling to the walls.

BEDROOM THREE 11' 4" x 8' 10": With a UPVC double glazed window to the rear, radiator, a light wood style floor and fitted wardrobe.

BEDROOM FOUR 10' 9" x 5' 11": With a UPVC double glazed window to the rear and radiator.

BATHROOM 7' 8" x 5' 0": Including bath, low level flush WC, wash basin, radiator and a UPVC double glazed window to the side.

OUTSIDE

The property is set back beyond the FULL WIDTH DRIVEWAY which provides ample off-road parking and there is gated side access to the rear garden.

REAR GARDEN: Including a block paved patio area with gated side access off, beautifully maintained level shaped lawns with side borders, a block paved pathway leads alongside the lawns to the timber shed and Cotswold chippings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

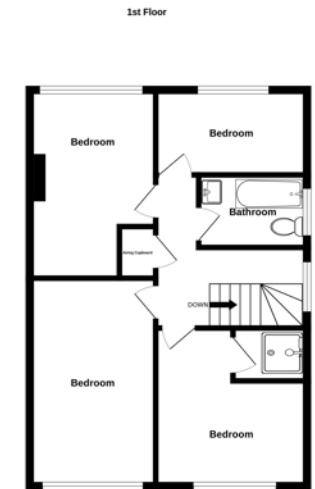
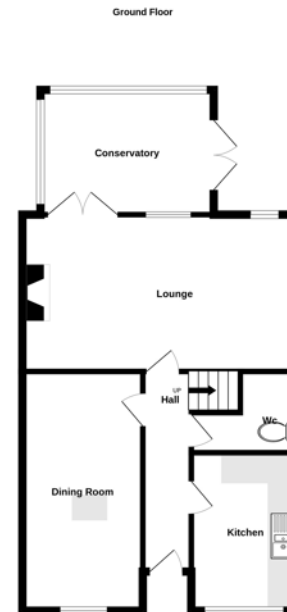
CONSUMER PROTECTION REGULATIONS 2008

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.
TAKSI1664



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MISREPRESENTATION ACT 1967

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