



NEW HOUSES, DUBARRY AVENUE,
KINGSWINFORD, DY6 9BP



Taylor's

NEW HOUSES DUBARRY AVENUE KINGSWINFORD

Price: £450,000

A SMALL EXCLUSIVE DEVELOPMENT of JUST FOUR SUBSTANTIAL LUXURY BRAND NEW DETACHED FAMILY HOMES each with a **VERY LARGE BLOCK PAVED DRIVEWAY, GARAGE and GENEROUS REAR GARDENS**. The properties enjoy a sought after location, and are within walking distance from desirable schools, village shops and amenities. The **LARGE** layouts are **APPOINTED TO A VERY HIGH SPECIFICATION** throughout and include a **10 year LABC WARRANTY**. The Upvc double glazed windows and doors have 'secure by design' protection. The efficient **GAS CENTRAL HEATING** has a 'duel zone' system, which allows separate temperature control to the ground and first floors. The accommodation with security alarm comprises: **Entrance Hall, Very Large 'L' shaped Family Living Room with bay window, ground floor WC, Generous Full Width Family Living Dining Kitchen with built in appliances, Utility/ laundry room, spacious first floor landing, FOUR DOUBLE BEDROOMS, Luxury Ensuite Shower Room and a Beautifully Appointed Family Bathroom**. The **Large Block Paved Driveways** provides off road parking for several vehicles, there is an electric roller shutter door to the garages and the generous rear gardens includes a natural stone patio, large lawns and enjoys an open rear aspect. **EPC B**.

GROUND FLOOR

RECEPTION HALL: Entered by a composite double glazed door with a tall uPVC double glazed window to the front and radiator.

LARGE LOUNGE 19'2 X 22'6 MAX. : Including a walk in uPVC double glazed walk in bay window to the front aspect and radiator.

GUESTS CLOAKROOM/ WC 7'0 x 3'1: With push button flush WC, radiator, extractor fan and a uPVC double glazed window to the rear.

LIVING FAMILY DINING KITCHEN 17' 8 x 14'2: Including a **INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD, INTEGRATED FRIDGE/ FREEZER, INTEGRATED DISHWASHER**, an undercounter sink with mixer tap, There are uPVC double glazed french doors to the rear garden, uPVC double glazed windows to the rear and side, radiator, LED spot lights and a light grey wood style floor.

UTILITY ROOM 13'2 x 5'5 : With a stainless steel sink, recess and plumbing for washing machine, further appliance space alongside, door to the garage, extractor fan and LED spot lights.

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**. Taylor's 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 - TBC

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.** Taylor's 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

FIRST FLOOR LANDING: 13'2 x 5'5:

BEDROOM ONE 11'7 x 10'9 : Having a uPVC double glazed window to the front and radiator.

ENSUITE SHOWER ROOM: 7'8 x 3'10: With shower cubicle, push button flush WC, wash basin, extractor fan, tiled floor and radiator.

BEDROOM TWO: 15'0 x 10'7 : Having a uPVC double glazed window to the front and radiator.

BEDROOM THREE: 11'11 x 8'6: With a uPVC double glazed window to the rear radiator

BEDROOM 4: 10'4 x 8'11: Having a uPVC double glazed window to the rear and radiator.

FAMILY BATHROOM 7'0 x 5'6": Appointed to include a bath with shower and shower screen above, push button flush WC, wash basin, extractor fan, radiator and a uPVC double glazed window to the side.

OUTSIDE

The property is set back beyond the **LARGE BLOCK PAVED DRIVEWAY** which provides ample off-road parking with lawns alongside.

GARAGE: with electric roller shutter door and door to the utility room.

LARGE REAR GARDEN: Including a large natural stone paved patio, generous lawns and gated side access.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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.

TAKS

Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge3D 02/23



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MISREPRESENTATION ACT 1967

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