



108 Cot Lane,
KINGSWINFORD, DY6 9UB

Taylors

Taylor's

108 Cot Lane, KINGSWINFORD

Price: £370,000



A VERY LARGE, MODERN, DETACHED FAMILY HOME which has been extended to the ground floor and offers a **GENEROUS** and **VERY WELL PROPORTIONED** layout of accommodation, all of which is **WELL PRESENTED** throughout. The property includes **GAS CENTRAL HEATING (NEW COMBINATION BOILER INSTALLED WITHIN THE LAST TWO YEARS)**, **UPVC DOUBLE GLAZING** and comprises: reception hall, very large lounge through to dining area, extended dining kitchen with built-in appliances, **THREE VERY LARGE DOUBLE BEDROOMS**, **ENSUITE SHOWER ROOM** and a **GENEROUS FAMILY BATHROOM WITH SPA BATH AND SEPARATE SHOWER**. The property is set back beyond the **FULL WIDTH IMPRESSED CONCRETE DRIVEWAY** which provides ample off-road parking, **LARGE GARAGE** and to the rear is the **GENEROUS REAR GARDEN**. Cot Lane is a desirable area which is within walking distance from sought after schools, park and village shops/amenities.

GROUND FLOOR

RECEPTION HALL 11' 8" x 6' 5": Entered via a UPVC double glazed door having UPVC double glazed window alongside, radiator and stairs to the first floor.

LARGE LOUNGE 19' 6" x 11' 10": Including an oak wood style floor, a contemporary style wall gas fire, radiator and LED spotlights.

DINING AREA 11' 7" x 8' 11": Including an oak wood style floor, ample space for dining furniture, UPVC patio doors to the rear garden and radiator.

EXTENDED KITCHEN 18' 4" x 8' 5": Appointed with a range of oak style units, fitted beneath the UPVC double glazed window to the rear to include the one and a half bowl sink drainer unit with recess and plumbing for washing machine cupboard storage space below. The units return to include the **INTEGRATED OVEN**, **INTEGRATED HOB**, with further cupboard storage space alongside and above. There is a tiled floor, ceiling spotlights, radiator and a UPVC double glazed door to the side.

FIRST FLOOR

FIRST FLOOR LANDING: With doors to:

BEDROOM ONE 11' 8" x 11' 2": With a UPVC double glazed window to the rear and radiator:

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.

SPECIAL NOTE

Vendor advises that around 1999/2000 the corner of the garage underwent structural work including underpinning works. In 2021/2022 the rear extension also underwent structural underpinning works.

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,



ENSUITE SHOWER ROOM 7' 8" x 3' 3": Including a large shower tray, with electric shower, low level flush WC, pedestal wash basin, heated towel rail, ceiling spotlights and a UPVC double glazed window to the rear.

BEDROOM TWO 13' 8" x 8' 4": With a UPVC double glazed window to the front, BUILT-IN WARDROBE and radiator.

BEDROOM THREE 10' 4" x 8' 9": Again with a UPVC double glazed window to the front, radiator and BUILT-IN WARDROBE.

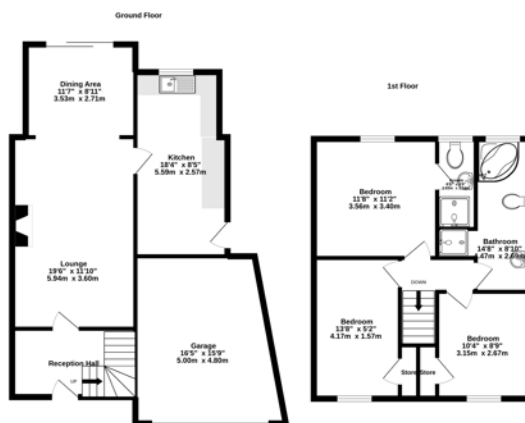
LARGE FAMILY BATHROOM 13' 9" x 5' 2": Including a corner spa bath, shower cubicle, low level flush WC, pedestal wash basin, loft access hatch and a UPVC window to the rear and side aspects.

OUTSIDE

The property is set back beyond the FULL WIDTH IMPRESSED CONCRETE DRIVEWAY which provides off-road parking comfortably for 3/4 cars and there is gated access to the rear garden.

LARGE GARAGE 16' 5" x 15' 9" maximum measurements: Entered via an electric roller shutter door, having the wall mounted boiler (we are advised was installed within the last two years) and a door to the side entrance.

GENEROUS REAR GARDEN: Including a full width impressed concrete patio and gated side entrance with outdoor tap above. Steps lead down to the long well maintained level lawns which have well stocked borders upon both sides.



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**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Agents contact details:
818 High Street,
KINGSWINFORD,
DY6 8AA
t. 01384 401777
f.01384 400686
e. kingswinford@taylorsestateagents.co.uk

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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