



6 Casewell Road,
KINGSWINFORD, DY6 9HA

Taylor's

Taylor's

6 Casewell Road, KINGSWINFORD

Price: £315,000

An **IMMACULATE** and **SUPERBLY PRESENTED DORMER STYLE FAMILY HOME**, well placed within a highly sought after address, a short walk from desirable schools and village amenities. Further enhanced by the **LARGE BEAUTIFULLY LAID OUT REAR GARDEN**, backing onto enclosed school playing field, the property offers a **WELL APPOINTED** and **TASTEFULLY PRESENTED** layout of **EXTENDED** accommodation which includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, large front lounge, separate home office/playroom/snug, full width refitted family dining kitchen, **THREE GOOD BEDROOMS** and luxury refitted family bathroom. The property is set well back beyond the **LARGE FRONT/SIDE DRIVEWAY**, **GARAGE** and the **GENEROUS REAR GARDEN** includes patio, beautifully maintained lawns and enjoys a sunny and private rear aspect.

GROUND FLOOR

RECEPTION HALL: Entered via a composite double glazed door having stairs to the first floor, radiator, tiled floor and UNDERSTAIRS STORAGE.

LARGE LOUNGE 15' 11" x 11' 4": Having a UPVC double glazed window to the front and radiator.

PLAYROOM/HOME OFFICE/SNUG 9' 11" x 9' 5": A flexible room having a UPVC double glazed window to the front and radiator.

FULL WIDTH FAMILY DINING KITCHEN 21' 2" x 9' 7" maximum (6' 2" minimum):

KITCHEN AREA: Beautifully reappointed with a range of units including the ceramic sink drainer, recess and plumbing for washing machine, recess for range style cooker, INTEGRATED FRIDGE, base and wall cabinets, a UPVC double glazed window to the rear and a UPVC double glazed door to the rear garden.

DINING AREA: Providing ample space for dining furniture, a UPVC double glazed window to the rear, tiled floor and radiator.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side.

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.

Construction: Standard Brick Construction with tiled/ flat roof. All mains services connected. Broadband/ Mobile coverage: www.checker.ofcom.org.uk/en-gb/broadband-coverage.

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





BEDROOM ONE 11' 11" x 11' 4" maximum: With a UPVC double glazed window to the front and radiator.

BEDROOM TWO 10' 6" x 8' 9": Having a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 9' 5" x 8' 10": Again with a UPVC double glazed window to the front and radiator.

REFITTED FAMILY BATHROOM 8' 10" x 6' 1": Appointed with a classic white suite to include the roll topped tub bath with shower above, wash basin with vanity unit, low level flush WC, part tiling to the walls, radiator, BUILT-IN STORAGE and a UPVC double glazed window to the rear.

OUTSIDE

The property is set back from the road beyond the GENEROUS FRONT/DRIVEWAY which provides ample off-road parking for several vehicles and an approach to:

GARAGE 20' 4" x 9' 1": Entered via double doors, having doors to the rear garden, window and car inspection pit.

LARGE REAR GARDEN: Measuring approximately 68 ft in length comprising of a generous level paved patio area, large well maintained lawns surrounded by shaped side borders. The rear garden enjoys a sunny and private rear aspect backing onto an enclosed school field.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.



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.



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



www.taylors-estateagents.co.uk