



16 Cumberland Close,  
KINGSWINFORD, DY6 8JE

**Taylor's**

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## 16 Cumberland Close, KINGSWINFORD

**Price: £375,000**

A VERY DECEPTIVE MODERN DETACHED FAMILY HOME, which is well placed in a desirable cul de sac and has been SUCCESSFULLY EXTENDED to offer a flexible and BEAUTIFULLY APPOINTED layout of accommodation which includes GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and comprises: Reception Hall, Refitted Ground Floor WC, Large Lounge, Luxury Family Dining Kitchen, Home office/ Bedroom 5, Ground Floor Bedroom 4/ Second Sitting Room, THREE FIRST FLOOR BEDROOMS and LUXURY REFITTED SHOWER ROOM. The property is set back beyond the LARGE BLOCK PAVED DRIVEWAY and to the rear is the BEAUTIFULLY LANDSCAPED GARDEN which includes a patio, artificial lawn, pergola and two sheds. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

### GROUND FLOOR

**RECEPTION HALL:** Entered via a composite double glazed door having light wood style floor and stairs to the first floor.

**REFITTED GUEST CLOAKROOM/WC:** With low level flush WC, wash basin and a UPVC double glazed window to the front.

**LARGE LOUNGE 12' 6" x 14' 3":** With a UPVC double glazed bow window to the front, loft access hatch, feature fireplace and radiator.

**LUXURY DINING KITCHEN 15' 9" x 10' 3":** Appointed with a range of units including the INTEGRATED HOB, COOKER HOOD ABOVE, INTEGRATED OVEN, sink drainer unit with mixer tap, recess for washing machine, further appliance space, INTEGRATED FRIDGE, INTEGRATED FREEZER, ample cupboard and drawer storage space. The "island" unit provides additional storage and BREAKFAST BAR. There is a radiator, built-in storage, tiled floor and a patio door to the rear garden.

**SIDE HALL:** With built-in storage and TILED FLOOR.

**BEDROOM FOUR/SITTING ROOM 17' 0" x 7' 7":** With a UPVC double glazed window to the front and a radiator.

**BEDROOM FIVE/HOME OFFICE 10' 9" x 7' 4":** 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 D.

### 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

**FIRST FLOOR LANDING:** With loft access hatch, UPVC double glazed window to the side.

**BEDROOM ONE 14' 8" x 8' 4":** With a UPVC double glazed window to the front and radiator.

**BEDROOM TWO 10' 1" x 9' 1":** With a UPVC double glazed window to the rear and radiator.

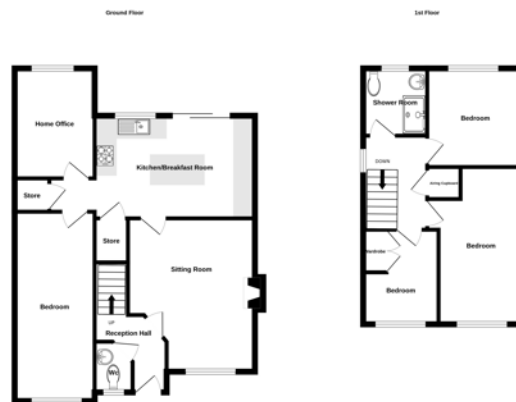
**BEDROOM THREE 9' 4" x 7' 2" max:** With a UPVC double glazed window to the front, radiator, a light wood style floor and built-in storage.

**LUXURY REFITTED SHOWER ROOM 6' 4" x 6' 2":** Beautifully appointed to include the shower cubicle, wash basin, WC, part tiling to the walls and a UPVC double glazed window to the rear.

## OUTSIDE

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

**LANDSCAPED REAR GARDEN:** Another feature of the property comprising of a full width block paved patio area with gated side access off, steps up to the artificial lawn with corner "pergola"/seating area, **TWO LARGE TIMBER STORES** which provide excellent storage space.



Camden Close, Dyffryn  
Information on energy ratings, see the Energy Performance Certificate (EPC) for this property.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



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