



82 Court Crescent,  
KINGSWINFORD, DY6 9RL



# Taylor's

## 82 Court Crescent, KINGSWINFORD

**Price: £375,000**



**A SUBSTANTIALLY EXTENDED, TRADITIONAL SEMI-DETACHED FAMILY HOME with LARGE DRIVEWAY, GARAGE and a GENEROUS, BEAUTIFULLY LAID OUT REAR GARDEN, backing onto school fields. The property has been EXTENDED to the ground and first floors to both the side and rear of the property, to now offer a GENEROUS and WELL PRESENTED layout of accommodation which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, front lounge, extended rear dining room with sitting area, extended family dining kitchen with built-in appliances, separate utility room, ground floor guest cloakroom/WC, FIVE GOOD SIZED BEDROOMS and family bathroom. Whilst enjoying a sought after location the property is well located for desirable schools, shops and countryside.**

### GROUND FLOOR

**ENTRANCE PORCH:** Entered via UPVC double glazed double doors having door to:

**RECEPTION HALL 13' 9" x 6' 9":** Having stairs to first floor accommodation and radiator.

**LOUNGE 13' 0" x 12' 10":** Including UPVC double glazed half bay window to the front, radiator and fireplace surround.

**EXTENDED DINING ROOM WITH SITTING AREA 17' 5" x 10' 10":** Having double glazed patio doors to rear garden, gas fire and radiator.

**EXTENDED FAMILY DINING KITCHEN 14' 7" x 8' 8":** Appointed with a range of units including the INTEGRATED HOB, INTEGRATED OVEN, INTEGRATED FRIDGE, base and wall cabinets, a UPVC double glazed window to the rear, tiled floor, radiator and built-in storage.

**UTILITY ROOM 9' 1" x 7' 7":** Having door to the garage and being fitted with a range of units which include recess and plumbing for washing machine, further appliance space, cupboard storage space and sink drainer unit with mixer tap, radiator and through to:

**REAR LOBBY:** With a UPVC double glazed door to the rear garden and door to:

### 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



**GROUND FLOOR GUEST CLOAKROOM/WC:** Including the wash basin with vanity unit, push button flush WC, radiator and a UPVC double glazed window to the rear.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With loft access hatch, AIRING CUPBOARD and radiator.

**BEDROOM ONE 13' 1" x 11' 1":** Having UPVC double glazed half bay window to the front, radiator and FITTED WARDROBES.

**BEDROOM TWO 11' 11" x 10' 10":** With a UPVC double glazed window to the rear and radiator.

**BEDROOM THREE 11' 4" x 8' 5":** With a UPVC double glazed window to the rear and radiator.

**BEDROOM FOUR 11' 8" x 8' 2":** With a UPVC double glazed window to the front and radiator.

**BEDROOM FIVE 8' 11" x 8' 8":** Providing a UPVC double glazed window to the rear, radiator and fitted storage housing the gas boiler.

**FAMILY BATHROOM 6' 10" x 6' 9" maximum:** Including the bath with shower above, pedestal wash basin, heated towel rail, full height tiling to the walls and a UPVC double glazed window to the front.

### OUTSIDE

The property is set back beyond the front garden with the LONG DRIVEWAY which provides ample off-road parking and access to:

**GARAGE 17' 0" x 8' 2":** Entered via an up-and-over door, having cold water tap, power point, light point and built-in storage.

**LARGE REAR GARDEN:** Another particular feature of the property comprising of full width patio area with cold water tap above, well maintained lawns with pathway leading through towards the rear boundary, there are established well stocked borders either side and the rear garden backs onto the school fields.

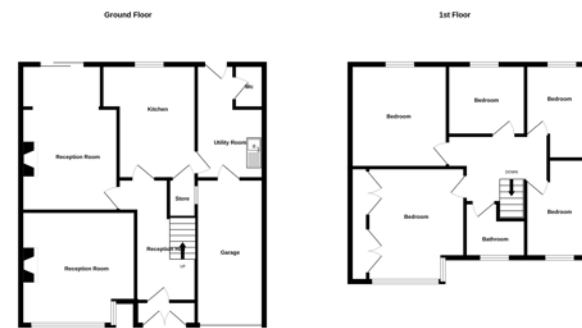
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

### 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.

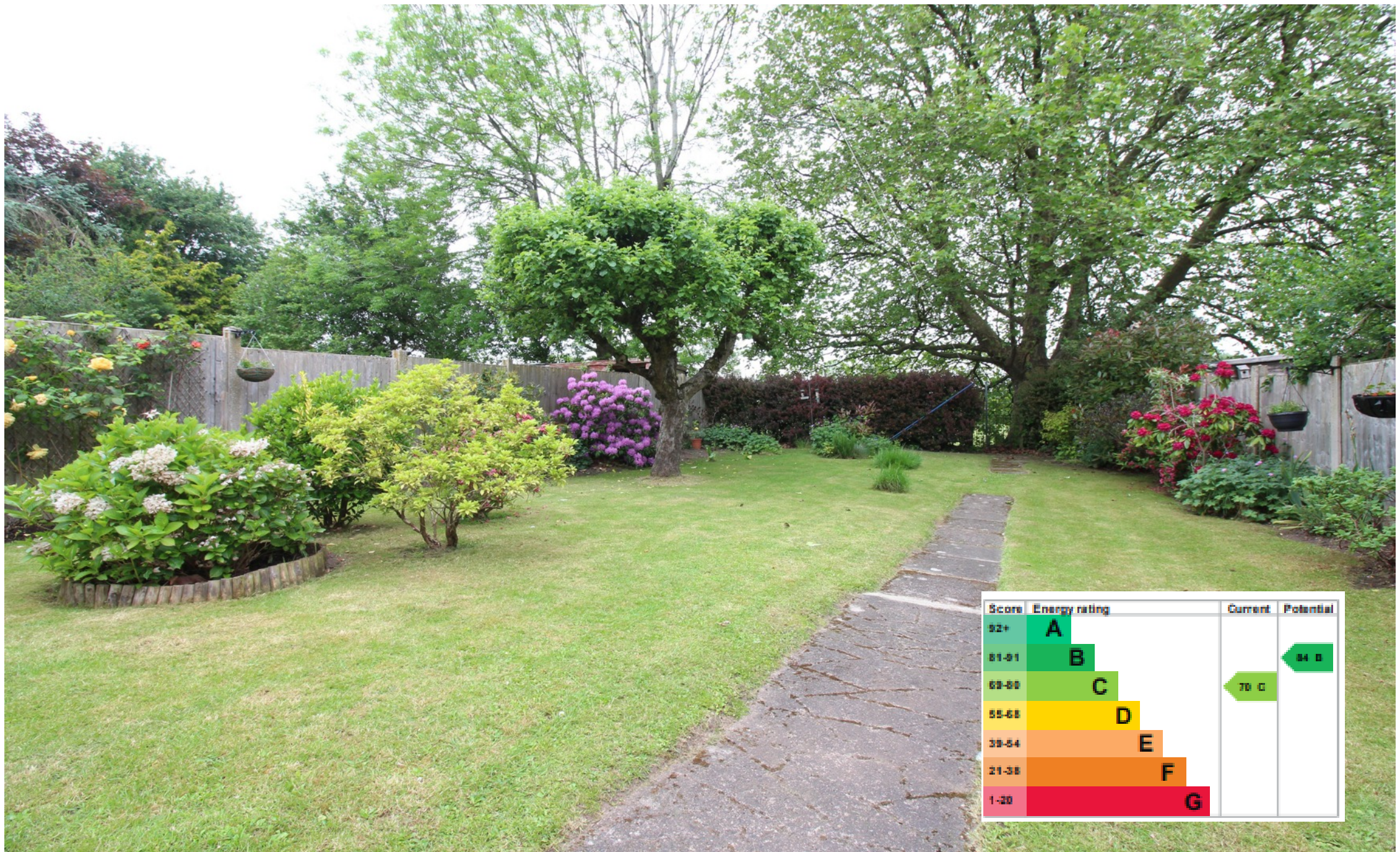


**EPC** - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.  
TAKS

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 D
69-80	C	70 D	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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