



37 Grantley Crescent,
KINGSWINFORD, DY6 9EH

Taylor's

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Offers Around £280,000 - NO UPWARD CHAIN

Enjoying a highly sought after location, a short walk from the centre of Kingswinford with its friendly village shops, doctors and amenities, this **DETACHED HOUSE** combines a desirable position with a **GOOD SIZED** layout of **WELL PLANNED** accommodation which offers much potential for extension and updating (subject to any necessary planning permissions). The accommodation includes **GAS CENTRAL HEATING** (where specified), **UPVC DOUBLE GLAZING** and comprising: entrance porch, reception hall, full width lounge with walk-in bay window, separate dining room/ bedroom 3, kitchen, ground floor bathroom and **TWO LARGE DOUBLE FIRST FLOOR BEDROOMS**. The property is set back beyond a landscaped front garden with the **DRIVEWAY, GARAGE** to the rear and enjoying a **VERY ATTRACTIVELY LAID OUT REAR GARDEN** which enjoys a sunny and open rear outlook.



GROUND FLOOR

ENTRANCE PORCH: Entered via a UPVC double glazed door having further door to:

RECEPTION HALL 13' 8" x 7' 1": Having stairs to the first floor, understairs storage, radiator and through to:

FULL WIDTH LOUNGE 16' 10" x 10' 0" minimum (extending to 13' 5" maximum): With a UPVC double glazed walk-in bay window to the front aspect, a UPVC double glazed window to the side and radiator.

SEPARATE DINING ROOM 10' 2" x 7' 11": With a UPVC double glazed window to the rear and radiator.

GROUND FLOOR BATHROOM 6' 8" x 5' 6": Including the bath with shower above, pedestal wash basin, low level flush WC, part tiling to the walls and radiator.

KITCHEN 11' 6" max (8' 11" minimum) x 6' 10": Including a stainless steel sink drainer unit, recess and plumbing for washing machine, space for cooker, base and wall cabinets, a UPVC double glazed window to the side, UPVC double glazed door to the rear garden and built-in pantry/store which houses the gas boiler.

FIRST FLOOR

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

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 LANDING: With WALK-IN AIRING CUPBOARD off and doors to:

BEDROOM ONE 11' 8" x 9' 11": Including fitted wardrobes and a UPVC double glazed window to the rear.

BEDROOM TWO 10' 9" x 9' 10": Having a UPVC double glazed window to the front and fitted wardrobe.

OUTSIDE

The property is set back beyond the LANDSCAPED FRONT GARDEN with DRIVEWAY alongside which provides ample off-road parking and access to:

GARAGE 15' 8" x 7' 5": Entered via an up-and-over door.

REAR GARDEN: Another particular feature of the property comprising of a paved patio with gated side access off, leading onto well maintained shaped lawns with side borders. The garden enjoys an open and sunny rear aspect.



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

CONSUMER PROTECTION REGULATIONS 2008

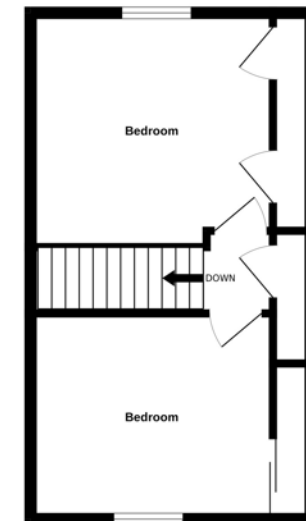
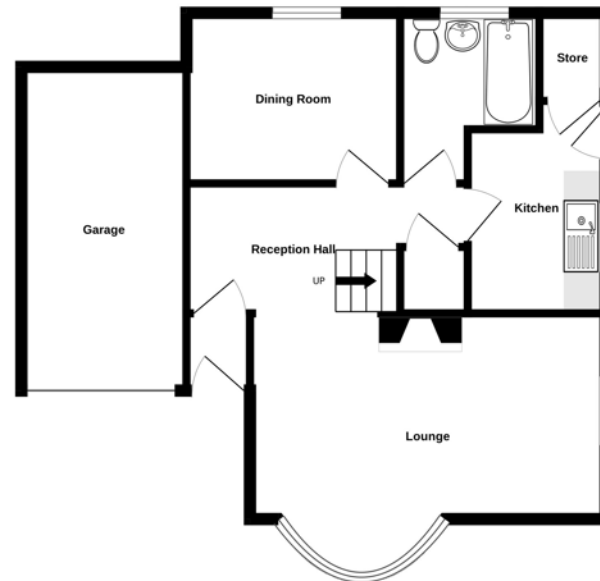
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



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