



125 Marine Crescent,  
WORDSLEY, DY8 4XR

**Taylor's**



# Taylor's

## 125 Marine Crescent, WORDSLEY

**Price: £290,000**

**EXTENDED TO BOTH THE FRONT & REAR, this IMPRESSIVE MODERN LINK DETACHED FAMILY HOME** is superbly located within a popular and convenient address. The **GENEROUS** layout is **BEAUTIFULLY PRESENTED** and **WELL APPOINTED** throughout, includes **GAS CENTRAL HEATING, uPVC DOUBLE/ TRIPLE GLAZING** and comprises: Entrance Hall, Extended Lounge, Dining Room through to playroom extension, **BEAUTIFULLY FITTED KITCHEN** with built in appliances, **THREE BEDROOMS** (Bedroom 1 with fitted wardrobes) and Refitted Bathroom. The property is set beyond the **FULL WIDTH DRIVEWAY** with **GARAGE** and to the rear is a **WELL LAID OUT LANDSCAPED** and **PRIVATE REAR GARDEN**. Tenure: **FREEHOLD**. Construction: **Standard Brick Construction** with tiled roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band - **C. EPC D. KINGSWINFORD OFFICE.**

### GROUND FLOOR

**RECEPTION HALL:** Entered via a composite double glazed door having loft access hatch, stairs to the first floor and radiator.

**EXTENDED LOUNGE 14' 6" x 11' 9":** With a UPVC double glazed bow window to the front, feature fireplace surround, a light wood style floor and radiator.

**EXTENDED DINING ROOM WITH PLAY AREA 21' 4" x 7' 9":** With UPVC double glazed French doors to the rear garden and radiator.

**REFITTED KITCHEN 11' 1" x 6' 10":** Appointed with a range of cream gloss finish units with surmounted work surfaces including the INTEGRATED HOB, COOKER HOOD ABOVE, INTEGRATED OVEN, INTEGRATED FRIDGE, INTEGRATED FREEZER, ample cupboard and drawer storage space, wine rack, LED spotlights and a UPVC double glazed door to the rear garden.

### FIRST FLOOR

**FIRST FLOOR LANDING:** With a UPVC double glazed window to the side, loft access hatch, BUILT-IN STORAGE housing the Worcester combination boiler.

**BEDROOM ONE 9' 7" x 9' 0":** With a UPVC double glazed window to the front, radiator and built-in wardrobe.

### 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.

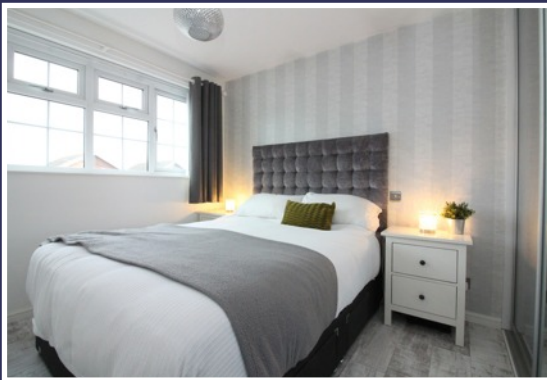
### COUNCIL TAX BAND C.

### 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 order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### VIEWING





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

**BEDROOM THREE 6' 6" x 5' 11"**: With a UPVC double glazed window to the front, radiator and BUILT-IN WARDROBE/STORAGE.

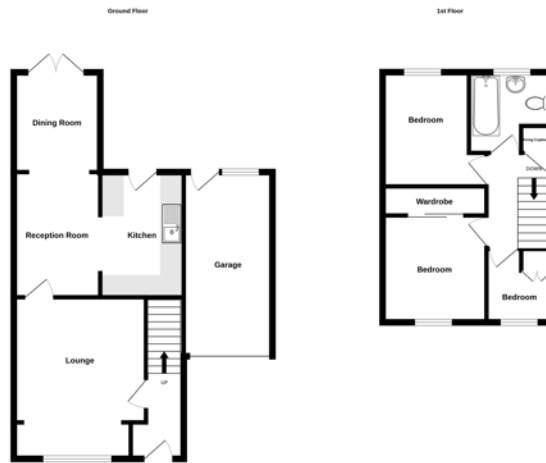
**BATHROOM 7' 9" x 5' 7"**: Having UPVC double glazed window to the rear, bath with shower above, wash basin with vanity unit, push button flush WC, heated towel rail, full height tiling to the walls and ceiling spotlights.

**OUTSIDE**

The property is set back from the road beyond the LARGE DRIVEWAY which provides off-road parking and access to:

**GARAGE 20' 1" x 7' 7"**: Entered via a one third and two third hinged garage door providing plumbing for washing machine.

**BEAUTIFULLY LANDSCAPED REAR GARDEN:** Including slate chipped/paved patio area, lawn, a natural stone patio with raised railway sleeper side borders, there is a TIMBER SHED and decking.



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		81
69-80	C		
55-68	D	67	
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**

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