



4 Copper Beech Road,
KINGSWINFORD, DY6 7RX

Taylor's

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Price: £322,000

Superbly located on the fringes of the 'Charterfields' development, this **IMPRESSIVE LINK DETACHED FAMILY HOME**, combines a sought after cul de sac position, with a **GOOD SIZED** and **WELL PRESENTED** layout, which includes: Reception Hall with WC off, Large Lounge, Full Width Dining Kitchen, **CONSERVATORY**, **THREE BEDROOMS** and modern Bathroom. **GAS CENTRAL HEATING & uPVC DOUBLE GLAZING**. The property is set back beyond the front garden and **DRIVEWAY**, **GARAGE** and to the rear is a **GOOD SIZED, PRIVATE**, not overlooked **REAR GARDEN**. Council Tax Band - **D**. EPC - **C**. **KINGSWINFORD OFFICE**.



RECEPTION HALL: Entered via a UPVC door having stairs to the first floor, radiator and solid oak flooring.

GROUND FLOOR WC: With a push button flush WC, wash basin and a UPVC double glazed window to the side.

LOUNGE 13' 2" x 12' 1": With a UPVC double glazed bow window to the front, feature fireplace surround and radiator.

FULL WIDTH DINING KITCHEN 18' 6" x 9' 3": Appointed with a range of solid oak units with black granite work tops including the sink drainer unit with mixer tap, INTEGRATED DISHWASHER, TWO INTEGRATED FRIDGES, ample cupboard and drawer storage space, UPVC double glazed window to the rear and UPVC double glazed French doors to:

CONSERVATORY 13' 6" x 10' 10": With UPVC double glazed French doors to the rear garden, UPVC double glazed windows on three sides and tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING: With a UPVC double glazed window to the side, loft access hatch, and built-in storage.

BEDROOM ONE 13' 3" x 9' 11": With a UPVC double glazed window to the front, fitted wardrobe 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



BEDROOM TWO 10' 5" x 9' 2": With a UPVC double glazed window to the rear and radiator.

BEDROOM THREE 7' 8" x 7' 5": With a UPVC double glazed window to the front and radiator.

BATHROOM 7' 8" x 5' 6": Including the bath with shower above, pedestal wash basin, low level flush WC, full height tiling to the walls, heated towel rail and a UPVC double glazed window to the rear.

OUTSIDE

The property is set back beyond the front garden with DRIVEWAY alongside which provides access to:

GARAGE : With door to the rear garden.

REAR GARDEN: A private good sized garden which includes a generous, level granite stone patio area, well maintained lawns with a side pebbled garden area and further pathway alongside with summer house



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metronom (2012)

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		86 B
69-80	C	71 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

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