



3d Green Lane,
KINGSWINFORD, DY6 7QH



Taylor's

3d Green Lane, KINGSWINFORD

Price: £250,000

Enjoying a highly sought after cul-de-sac address close to desirable schools, park and village shops/amenities, a **MOST IMPRESSIVE** and **LARGE THREE BEDROOM SEMI-DETACHED FAMILY HOME** is just around 8 years old and offers a **GENEROUS** and **BEAUTIFULLY APPOINTED** layout of accommodation which includes **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING** and comprises: reception hall with guest cloakroom/WC off, large rear lounge, good sized breakfast kitchen with built-in appliances, **THREE EXCELLENT DOUBLE BEDROOMS** and family bathroom. The property is further enhanced by the **FULL WIDTH DRIVE/PARKING** to the fore and a **BEAUTIFULLY LANDSCAPED REAR GARDEN**.

GROUND FLOOR

RECEPTION HALL: Measuring some 16' 1" in length entered via a composite door having stairs to the first floor, useful understairs storage and radiator.

GUEST CLOAKROOM/WC: Including a wash basin, push button flush WC, tiled floor and extractor fan.

LARGE LOUNGE 15' 2" x 13' 6": Having a UPVC double glazed patio door to the rear garden, two radiators.

SPACIOUS BREAKFAST KITCHEN 15' 3" x 7' 3": Fitted beneath the UPVC double glazed window to the front, including the stainless steel sink drainer unit with mixer tap, recess and plumbing for washing machine and cupboard storage space below. The units return to include the INTEGRATED DISHWASHER, pan drawers, INTEGRATED HOB, INTEGRATED OVEN, COOKER HOOD ABOVE, cupboard storage space and recess for fridge freezer plus a wall mounted Baxi boiler above. There is a radiator, ceiling spotlights and a tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING: Having stairs to the second floor landing.

BEDROOM TWO 13' 6" x 9' 1": Having two UPVC double glazed windows 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 - 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 THREE 13' 6" x 8' 7": With two UPVC double glazed windows to the front and radiator.

FAMILY BATHROOM 6' 5" x 5' 11": With a UPVC double glazed window to the side, bath with shower and shower screen above, pedestal wash basin, push button flush WC, tiled floor, heated towel rail, ceiling spotlights and extractor fan.

SECOND FLOOR

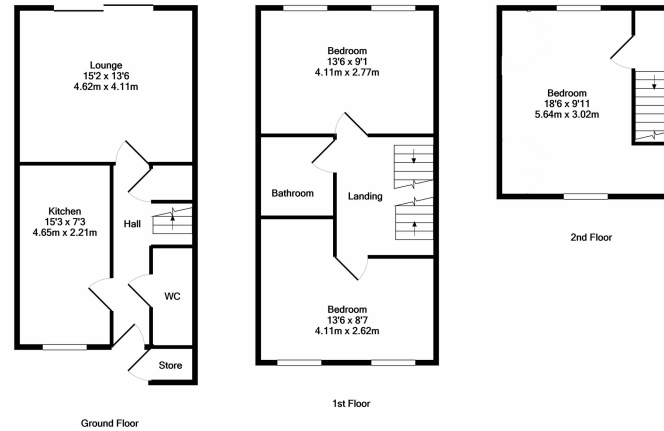
SECOND FLOOR LANDING: Having useful study area and door to:

BEDROOM ONE 18' 6" x 9' 11": Having a UPVC double glazed window to the front and rear aspects and radiator.

OUTSIDE

The property is set back beyond the FULL WIDTH DRIVEWAY which provides off-road parking, gated side access to the rear garden and adjacent to the front door is USEFUL STORAGE.

REAR GARDEN: Comprising a full width paved patio area with gated side access off, steps up to a decoratively chipped garden area with planters and a USEFUL GARDEN STORE.



Green Lane, Kingswinford.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 6/2022

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents contact details:
 818 High Street,
 KINGSWINFORD,
 DY6 8AA
 t. 01384 401777
 f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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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