



**Taper Close,
Kingswinford, DY6 7LW**

£285,000



This beautifully presented three-bedroom detached property, perfectly positioned in a quiet and sought-after residential area. The home benefits from its own private driveway and a separate single garage located to the rear of the property, offering both convenience and privacy.

Upon entering, you are greeted by a spacious entrance hall that provides access to all ground-floor rooms and the staircase leading to the first floor. There is also a large under-stairs storage cupboard. To the front of the property sits a modern, stylish kitchen fitted with contemporary units, ample worktop space and integrated appliances. The ground floor also includes a useful downstairs WC with a wash basin.

To the rear of the property, you'll find the generous lounge-diner, featuring a window overlooking the garden and double patio doors that open out onto a part-paved, part-lawn rear garden — ideal for family living or entertaining. The garden also benefits from a large storage shed with electrics.

Upstairs, the landing provides access to three well-proportioned bedrooms and the main family bathroom. The principal bedroom is located at the front of the property and includes built-in wardrobes and a modern en suite shower room with a WC, wash basin and frosted window. Bedrooms two and three are situated to the rear, each with garden views. The main bathroom is fitted with a bath with shower over, WC, wash basin and a frosted window.

Council Tax Band D. Energy Rating C. Tenure FREEHOLD.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D
EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

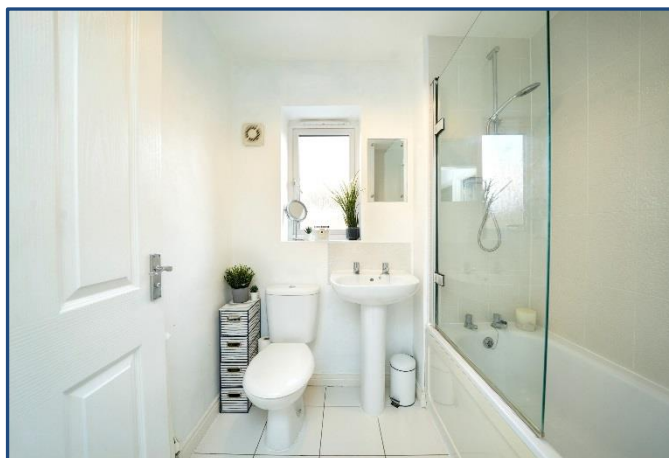
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

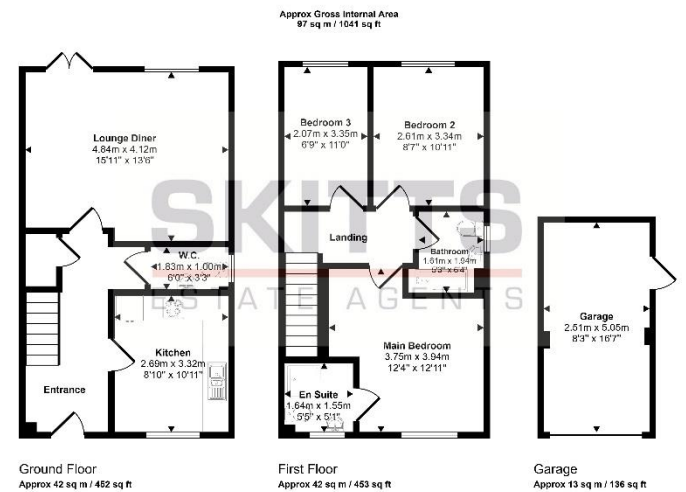


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

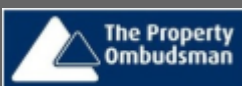




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SIGNED :

DATE: