



5 Taper Close, Kingswinford, DY6 7LW

BERRIMAN  
EATON



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This is a modern detached family home presented to a very high standard with off road parking, detached garage and private enclosed rear garden. The internal accommodation briefly comprises entrance hall, breakfast kitchen living room and cloakroom/wc to the ground floor. To the first floor there is an en-suite to the principal bedroom, two further double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOOURNE OFFICE

## LOCATION

Taper Close is a private cul-de-sac situated on the perimeter of the Taylor Wimpey development, built in approximately 2015, to an excellent specification. There is schooling of high repute within convenient travelling distance and shopping facilities nearby in Gornal, Kingswinford, Wombourne and Dudley

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed and leaded inserts, tiled floor, radiator, staircase with wooden balustrades rising to the first floor landing with generous storage cupboard beneath. The CLOAKROOM has a low level WC, pedestal wash hand basin, double glazed opaque window to the side elevation, tiled floor and radiator. The KITCHEN BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, wall mounted central heating boiler, double glazed window to the front elevation, fitted breakfast bar, radiator and tiled floor. There is an integrated oven with 4 ring gas hob and extractor, space and plumbing for a washing machine and fridge freezer. The LIVING ROOM has double glazed French doors onto the rear garden, double glazed window to the rear elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. The BATHROOM is fitted with a stylish white suite which comprises pedestal wash hand basin, low level WC, bath, double glazed opaque window to the side elevation and radiator. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator, fitted wardrobes with mirrored doors and door into the EN-SUITE. This has cubicle with shower overhead, pedestal wash hand basin, low level WC, double glazed opaque window to the front elevation and heated ladder towel rail. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

There is a path to the front of the property leading to the entrance door with a tarmac DRIVEWAY to the side proving off road parking for several vehicles and gives access to the GARAGE which has an elevating door and a door into the rear garden. The REAR GARDEN has a full width paved patio with lawn and play area with an enclosed fenced boundary and a private natural aspect.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

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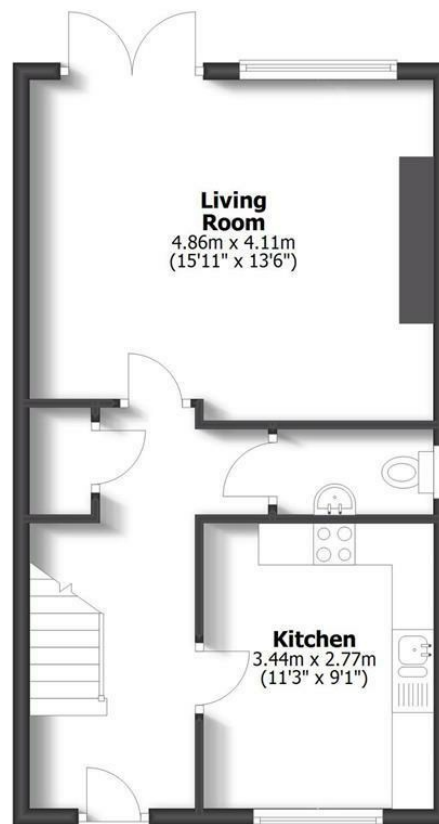
Asking Price  
£290,000

EPC: C

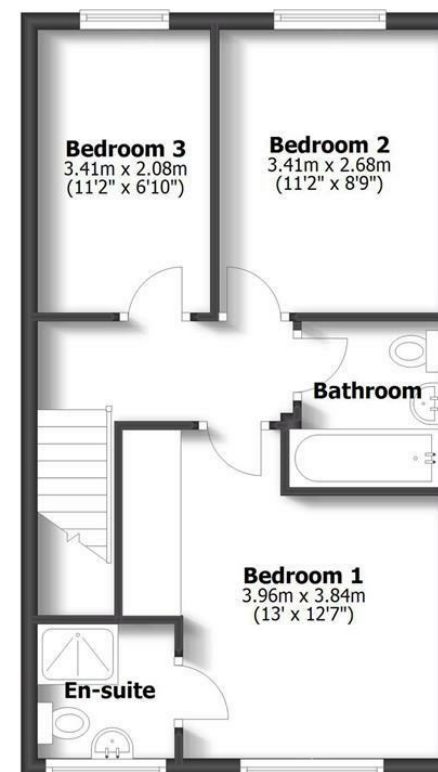
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 5 Taper Close Kingswinford



**Ground Floor**



**First Floor**

HOUSE: 85.3sq.m. 918sq.ft.  
GARAGE: 13.9sq.m. 149sq.ft.  
**TOTAL: 99.2sq.m. 1067sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



