



**13 GRANGE LANE, HIGH ACRES,  
KINGSWINFORD, DY6 8NS**

**Taylor's**



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## 13 GRANGE LANE, HIGH ACRES, KINGSWINFORD, DY6 8NS

Price: £425,000

Occupying a **MOST ESTABLISHED** and **GENEROUS CORNER PLOT POSITION** upon the **EVER-POPULAR** and **HIGHLY DESIRABLE HIGH ACRES** development which is convenient for **GOOD LOCAL SCHOOLING, SHOPS** and **SERVICES**, stands this **IMPOSING, 'ONE OF A KIND' EXTENDED FOUR BEDROOM DETACHED FAMILY RESIDENCE**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **RARE FAMILY HOME** comprises in brief; Entrance hallway, dining kitchen with adjoining separate utility, formal double-aspect lounge, second reception room, four good bedrooms (master with walk-in wardrobe and en-suite) and family bathroom. To the front and side aspect lies **AMPLE OFF-ROAD PARKING** together with a **SINGLE GARAGE**, and to the rear a **MOST DELIGHTFUL REAR GARDEN** with both **PATIO AREA, LAWN AREA** and **PURPOSE BUILT GARDEN 'PUB' ROOM**. To **FULLY APPRECIATE** this family home a viewing is **ESSENTIAL** and to do so, please contact **Taylor's Estate Agents**

In further detail the accommodation is spread over two floors and comprises;

**ENTRANCE HALLWAY 8'7" (max) x 5'9" (max)**

Having obscure front composite door with adjoining obscure panels, a gas central heating radiator, cupboard storage, stairs to first floor accommodation and ceiling lighting.

**DINING ROOM/SECOND RECEPTION ROOM 11'5" (max) x 10'7" (max)**

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed unit to front aspect, ceiling lighting, double doors to lounge and opening to dining kitchen.

**KITCHEN DINER 17'8" (max) x 10'0" (max)**

Entered through an opening from the dining room/second reception room, beautifully furnished with a modern-style kitchen. At floor level, good range base units having both cupboard and drawer units, space and plumbing for integrated dishwasher, free standing fridge/freezer combination and integrated oven. Surmounted on top are roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, good range wall-mounted cupboard units, extractor fan, ceiling lighting, UPVC double glazed window unit garden aspect, UPVC double glazed french doors to garden aspect.

**UTILITY 8'4" (max) x 7'1" (max)**

Entered through a UPVC double glazed door from kitchen, having good range of both base and wall-mounted cupboard units, space and plumbing for washing machine and tumble dryer, roll-edged worktops, ceiling lighting, UPVC double glazed window unit to garden aspect, UPVC double glazed french door to garden aspect and door to garage.

**LOUNGE 21'3" (max) x 15'9" (max)**

Entered through double doors from the dining room/second reception room, having feature gas fireplace with stone surround, hearth and mantle, a gas central heating radiator, UPVC double glazed window unit to front aspect, UPVC double glazed french doors with adjoining UPVC double glazed window panels to garden aspect and ceiling and wall lighting.

**FIRST FLOOR ACCOMMODATION**

**BATHROOM 7'8" (max) x 5'5" (max)**

Entered through a door from the landing, well-appointed with a three-piece bathroom suite consisting of pedestal toilet, vanity wash hand basin with hot and cold tap combination, fitted bath with bath panel, floor and wall tiling, a gas central heating towel rail, ceiling lighting, obscure UPVC double glazed window unit to garden aspect.

**OUTSIDE**

The property is most desirably situated upon the ever-popular and convenient 'High Acres' development in Kingswinford. Sitting upon an established and generous corner plot position, it truly is a rare gem of a detached family home. On approach, the property greets you with a wide and ample driveway which leads to;

**GARAGE 15'9" (max) x 8'7" (max)**

Having door from utility, electric roller shutter door, houses boiler and ceiling lighting.

**REAR GARDEN**

A most generous size, mature in style and has a good mix of both lawn and patio area, together with a purpose-built 'Garden Bar' log cabin. To the side, a large side access gate allowing vehicle access if needed.

### 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.

### 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.

Please contact the appropriate Taylor's branch for advice or confirmation on any points.





#### LANDING 17'8" (max) x 9'3" (max)

Accessed via stairs from the entrance hallway, having loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

#### BEDROOM ONE 15'1" (max) x 14'2" (max)

Entered through a door from the landing, having two UPVC double glazed window unit to front aspect, a gas central heating radiator, ceiling lighting, door to en-suite facility, door to walk-in wardrobe facility, and loft hatch to loft space.

#### BEDROOM ONE WALK-IN WARDROBE

Entered through a door from bedroom one, having UPVC double glazed window unit to garden aspect and ceiling lighting.

#### BEDROOM ONE EN-SUITE 7'10" (max) x 6'4" (max)

Entered through a door from bedroom one, well-appointed with a three-piece bathroom suite consisting of pedestal toilet, vanity wash hand basin with mixer tap, fitted bath with overhead shower, glass shower screen and fitted bath panel, a gas centrally heated towel rail, floor and wall tiling, ceiling lighting and obscure UPVC double glazed window unit to garden aspect.

#### BEDROOM TWO 10'10" (max) x 9'2" (max)

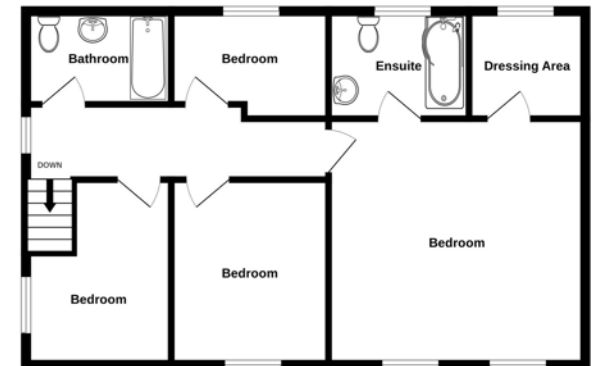
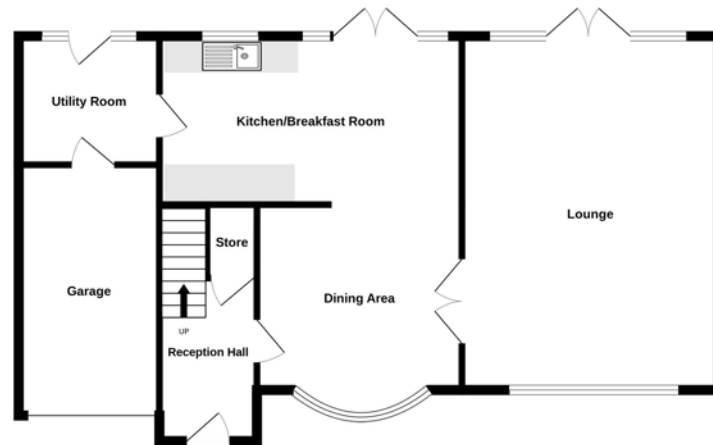
Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

#### BEDROOM THREE 9'7" (max) x 6'9" (max)

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

#### BEDROOM FOUR 10'9" (max) x 8'4" (max)

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to side aspect and ceiling lighting.



#### 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.

#### 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

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.

#### 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.

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#### 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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