



1 Silverdale Gardens  
WORDSLEY, DY8 5NU



# Taylor's

## I Silverdale Gardens WORDSLEY

**Price: £380,000**

**A BEAUTIFULLY PRESENTED, MODERN, DETACHED FAMILY HOME** enjoying a very desirable cul-de-sac position, a short walk from schools, park and amenities, offering a **GENEROUS and VERY WELL PROPORTIONED** layout of accommodation which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall with ground floor shower room/WC with utility area off, impressive full width lounge overlooking the rear garden, separate dining room with walk-in bay, breakfast kitchen, **FOUR LARGE BEDROOMS**, and family bathroom. The property is further enhanced by the **GOOD SIZED DRIVEWAY, CARPORT, GARAGE** and a very private and beautifully landscaped rear garden including generous patio area and lawns.

### GROUND FLOOR

**RECEPTION HALL 11' 11" x 5' 9"**: Entered via a UPVC double glazed door having stairs to the first floor and radiator.

**GROUND FLOOR SHOWER ROOM 5' 11" x 5' 8" minimum**: Providing the shower cubicle, push button flush WC, pedestal wash basin, a UPVC double glazed window to the side and plumbing for washing machine.

**FULL WIDTH LOUNGE 18' 0" x 12' 9"**: With a UPVC double glazed door and windows to the rear garden, feature fireplace and radiator.

**SEPARATE DINING ROOM 12' 2" x 8' 10"**: Providing ample space for dining furniture, a UPVC double glazed walk-in bay window to the front and radiator.

**KITCHEN 9' 11" x 8' 8"**: Including the sink drainer unit, recess and plumbing for slimline dishwasher, a gas cooker, base and wall cabinets, radiator, breakfast bar, UPVC double glazed windows to the front and side aspects and part tiling to the walls.

### FIRST FLOOR

**FIRST FLOOR LANDING**: With loft access hatch and a UPVC double glazed window to the side.

**BEDROOM ONE 13' 2" x 9' 6"**: Having a UPVC double glazed window

### 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 E.

### 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





to the rear and radiator.

**BEDROOM TWO 10' 8" x 9' 8"':** With a UPVC double glazed window to the front and radiator.

**BEDROOM THREE 10' 1" x 8' 4"':** With a UPVC double glazed window to the rear and radiator.

**BEDROOM FOUR 10' 1" x 7' 3"':** Having a UPVC double glazed window to the front and radiator.

**FAMILY BATHROOM 6' 5" x 5' 6"':** Appointed with a light suite including the bath with shower above, pedestal wash basin, low level flush WC, part tiling to the walls, heated towel rail and a UPVC double glazed window to the side.

### OUTSIDE

The property is set back from the road beyond the **GENEROUS DRIVEWAY** which provides ample off-road parking, gated side access and an approach to:

**CARPORT 17' 11" x 7' 11"':** Providing a sheltered approach to:

**GARAGE 17' 9" x 8' 3"':** Entered via an up-and-over door having UPVC double glazed door and window to the rear garden.

**REAR GARDEN:** Comprising of a large level natural stone patio area with gated side access off (the side passageway includes cold water tap), steps rise from the patio area to the well maintained lawns with side borders. The garden enjoys a private rear aspect.



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.

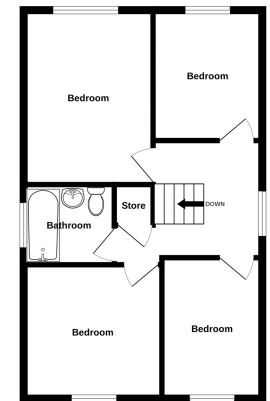
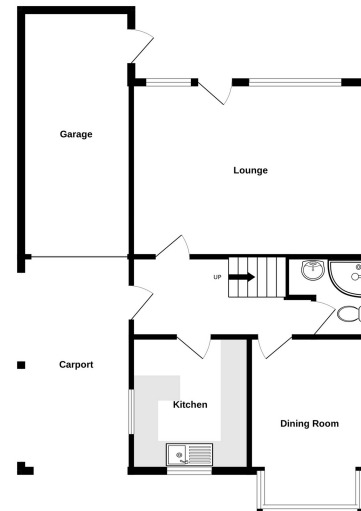
### PLANNING PERMISSION/ BUILDING REGULATIONS

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



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