



**Taylors**



# KINGSWINFORD, Grasmere Close

£465,000

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The EXTENDED accommodation is VERY SPACIOUS and WELL PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large lounge with walk in bay window, separate dining room with french doors to the rear garden, family dining kitchen with pantry/ storage, side lobby with cloakroom/ WC off, FOUR GOOD SIZED BEDROOMS , a large ensuite bathroom to bedroom 1 and a refitted family bathroom. The property is gently elevated beyond the BLOCK PAVED DRIVEWAY, GARAGE. The LARGE REAR GARDEN is superbly maintained with summerhouse, which enjoys a very sunny and private aspect.

Tenure: Freehold. Construction: brick with a pitched tiled roof.  
Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Council Tax Band D. EPC D. KINGSWINFORD OFFICE.

Reception Hall - 1.85m x 1.68m (6'1" x 5'6")

Lounge - 4.72m x 4.42m (15'6" x 14'6")

Dining Room - 3.2m x 2.44m (10'6" x 8'0")

Breakfast Kitchen - 4.09m x 2.44m (13'5" x 8'0")

Side Lobby

Ground Floor WC

Bedroom 1 - 4.01m x 3.3m (13'2" x 10'10")

Ensuite Bathroom - 2.79m x 1.91m (9'2" x 6'3")

Bedroom 2 - 3.12m x 2.46m (10'3" x 8'1")

Bedroom 3 - 2.84m x 2.46m (9'4" x 8'1") max.

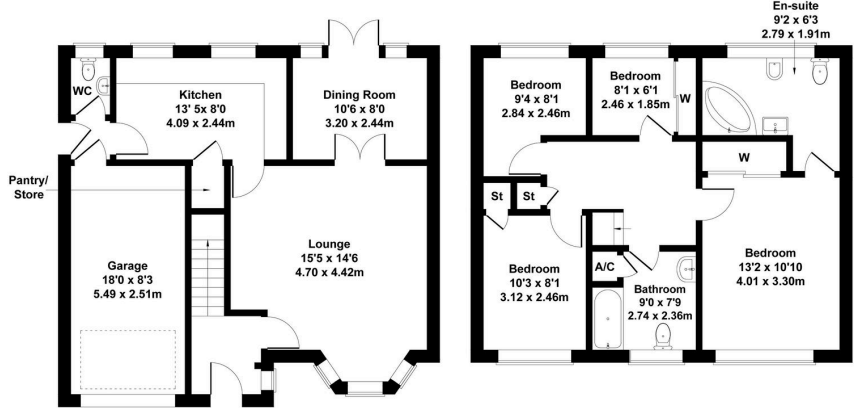
Bedroom 4 - 2.46m x 1.85m (8'1" x 6'1")

Family Bathroom - 2.74m x 2.36m (9'0" x 7'9")

Garage - 5.49m x 2.51m (18'0" x 8'3")



Grasmere Close, Kingswinford  
Approximate Gross Internal Area  
1357 sq ft - 126 sq m

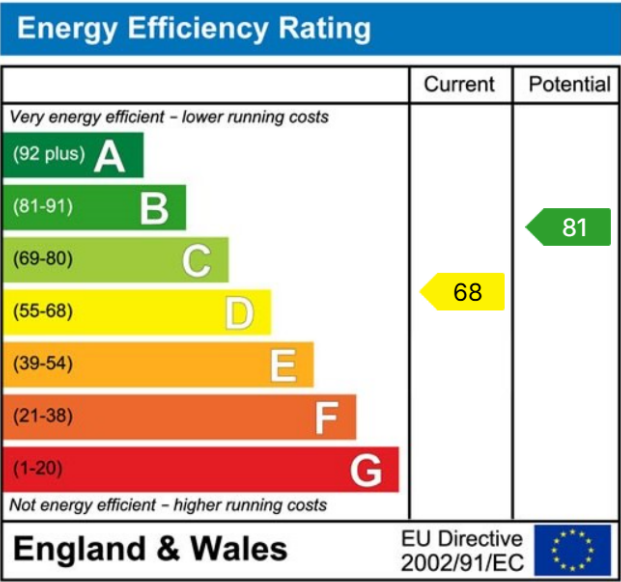


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

- DETACHED HOUSE
- CUL DE SAC
- FOUR BEDROOMS
- ENSUITE BATHROOM
- BLOCK PAVED DRIVEWAY
- GARAGE
- LARGE REAR GARDEN
- GROUND FLOOR WC
- DINING KITCHEN
- CONVENIENT FOR POPULAR SCHOOLS



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.