



Taylors

KINGSWINFORD, Cypress Gardens

Offers Over £500,000

4 2 1



Enjoying a highly sought after address, within an exclusive cul de sac, approached just off Cot Lane, this SUBSTANTIAL DETACHED FAMILY HOME, has been recently and expensively improved and is further enhanced by the LARGE DRIVEWAY, GARAGE and a GOOD SIZED PRIVATE REAR GARDEN.

The GENEROUS layout is WELL APPOINTED, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and the ground floor comprises: reception hall with guests cloakroom/ WC off, a very large lounge, and a LUXURY REFITTED FULL WIDTH FAMILY DINING KITCHEN with INTEGRATED APPLIANCES and DINING AREA with french doors to the rear garden. To the first floor are FOUR GOOD SIZED BEDROOMS, (bedroom 1 with ensuite shower room) and a refitted family bathroom.

The property is further complemented and set beyond the LARGE BLOCK PAVED DRIVEWAY, which provides ample off road parking for several vehicles and an approach to the GARAGE. The rear garden comprises of the generous patio, lawn, side borders, pergola and enjoys a private and sunny aspect.

Cypress Gardens forms a small exclusive cul de sac, originally constructed by David Payne Homes. Whilst positioned just off Cot Lane, the cul de sac is well placed for sought after Kingswinford's primary and secondary schools. Local shops are within walking distance and there is easy access into the heart of Kingswinford which provides a good selection of shops, restaurants.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F. EPC C. KINGSWINFORD OFFICE.

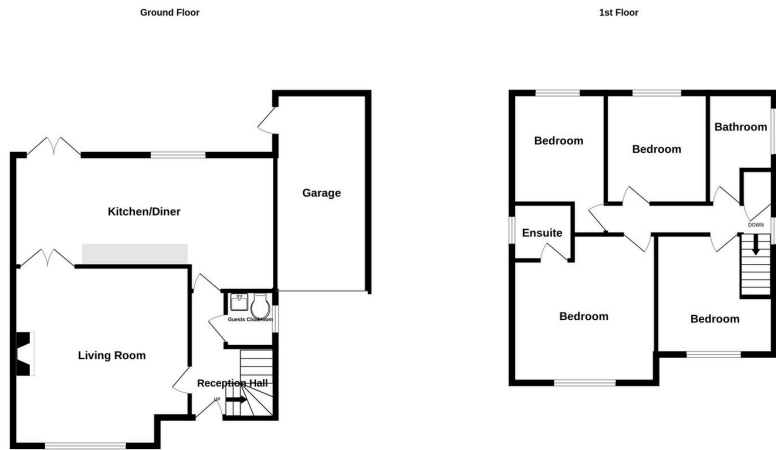
Reception Hall - 3.43m x 2.29m (11'3" x 7'6")

Downstairs WC - 1.35m x 1.3m (4'5" x 4'3")

Lounge - 4.8m x 4.98m (15'9" x 16'4")

Dining Kitchen - 7.24m x 3.61m (23'9" x 11'10")

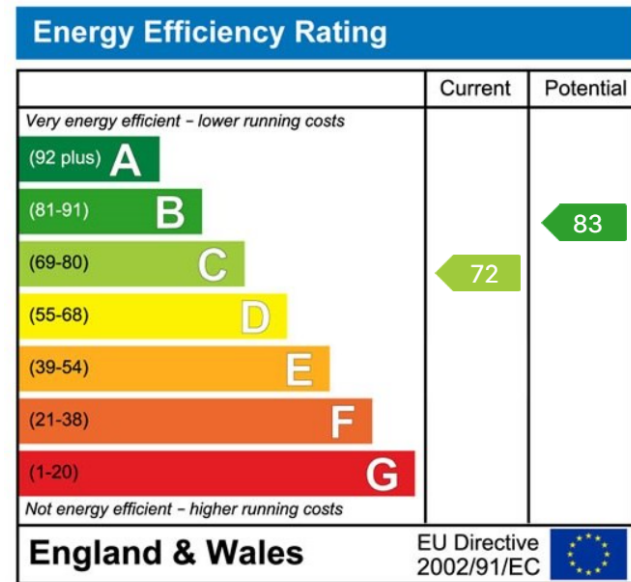




Measurements are approximate. Not to scale. Illustrative purposes only.
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- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- LARGE LOUNGE
- FULL WIDTH FAMILY DINING KITCHEN
- LARGE BLOCK PAVED DRIVEWAY
- GARAGE
- PRIVATE & SUNNY REAR GARDEN
- CUL DE SAC



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