



**Taylors**



KINGSWINFORD, Taper Close, Council Tax Band D, EPC C.

£300,000

3 2 1





This IMMACULATE DETACHED FAMILY HOME is further enhanced by the LONG FRONT/ SIDE DRIVEWAY, GENEROUS DETACHED GARAGE and a very pleasant private rear garden and is superbly placed within a desirable cul de sac, upon the 'Himley View' development.

The DECEPTIVE and GENEROUS accommodation is BEAUTIFULLY APPOINTED and TASTEFULLY DECORATED throughout. With GAS CENTRAL HEATING, UPVC DOUBLE GLAZING the accommodation comprises: through reception hall with understairs storage and ground floor WC off, large full width lounge with dining area and french doors to the rear garden, breakfast kitchen with integrated appliances, THREE GOOD SIZED BEDROOMS, (bedroom 1 includes a ENSUITE SHOWER ROOM) and family bathroom.

The LONG FRONT/ SIDE DRIVEWAY provides ample off road parking and an approach to the LARGE DETACHED GARAGE. The GOOD SIZED PRIVATE GARDEN, includes a generous 'natural stone' patio with gated side access off, well maintained lawn, wood chipped play area and enjoys a private rear aspect.

Taper Close is well placed on the fringes of the desirable 'Himley View' development. The property is well placed and convenient for local amenities, including supermarkets, shops, schools and other amenities.

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 C. KINGSWINFORD OFFICE

Reception Hall - 4.8m x 1.98m (15'9" x 6'6")

WC - 1.88m x 1.04m (6'2" x 3'5")

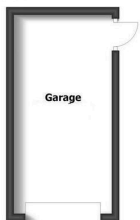
Lounge Diner - 4.85m x 4.11m (15'11" x 13'6")

Kitchen - 3.43m x 2.77m (11'3" x 9'1")

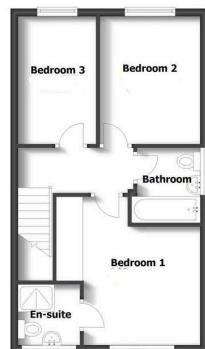
Bedroom 1 - 3.96m x 3.15m (13'0" x 10'4")



# 5 Taper Close Kingswinford



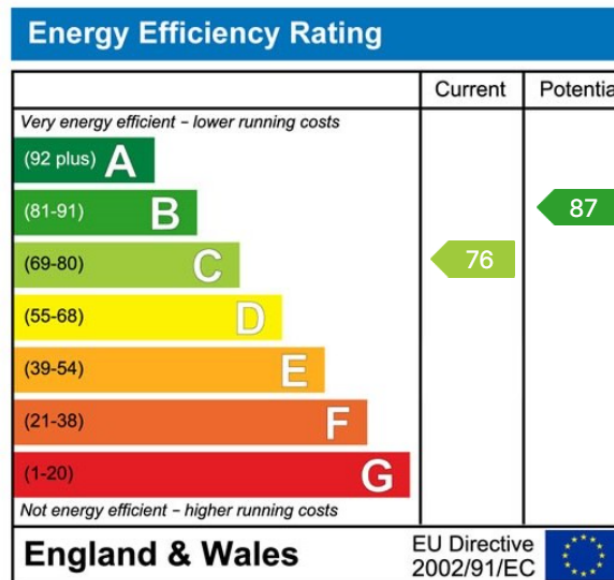
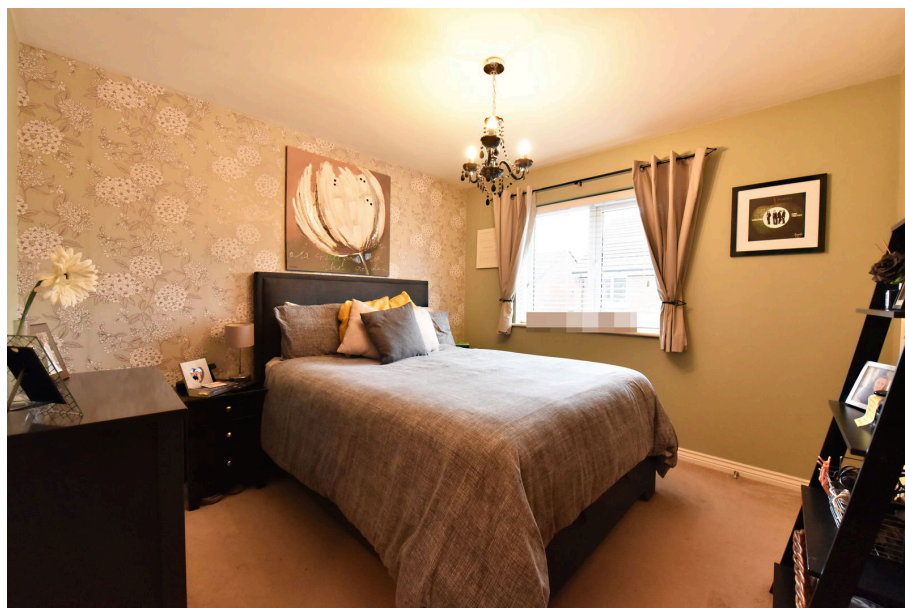
Ground Floor



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

- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- LONG/ SIDE DRIVEWAY
- GENEROUS DETACHED GARAGE
- GOOD SIZED PRIVATE REAR GARDEN
- CUL DE SAC
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CONVENIENT FOR AMENITIES



**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.