



**12 FOSTER CRESCENT, KINVER,
SOUTH STAFFORDSHIRE DY7 6EA**

Taylor's

12 FOSTER CRESCENT KINVER, DY7 6EA Guide Price : £350,000

POPULAR VILLAGE LOCATION NOT FAR FROM
KINVER EDGE
LARGE REAR GARDEN
THREE GOOD SIZE BEDROOMS
NO UPWARD CHAIN

GROUND FLOOR

RECEPTION HALL

SITTING ROOM - 18' 3" x 13' 9" (5.56m x 4.19m)
(when measured at widest points)

SEPARATE DINING ROOM - 12' 2" x 11' 5"
(3.71m x 3.48m)

KITCHEN - 11' 3" x 9' 10" (3.43m x 2.99m)

FIRST FLOOR

LANDING

BEDROOM ONE - 11' 5" x 11' 0" (3.48m x 3.35m)

BEDROOM TWO - 11' 3" x 11' 0" (3.43m x 3.35m)

BEDROOM THREE - 10' 8" x 7' 2" (3.25m x 2.18m)

DELIGHTFUL BATHROOM - 8' 6" x 7' 5"
(2.59m x 2.26m)

(when measured at widest points)

OUTSIDE

LOVELY REAR GARDEN
UTILITY

***ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS***

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



With garden views towards the church, this ATTRACTIVELY STYLED, THREE BEDROOM, SEMI DETACHED FAMILY HOME not only forms part of a popular village location but moreover, affords a well appointed layout.

Planned over two floors with gas central heating and double glazing, to comprise:

Reception Hall, Sitting Room, Separate Dining Room, Breakfast Kitchen, Externally approached Utility, Landing, Three Bedrooms, and White Bathroom. Block Paved Drive and with a LENGTHY REAR GARDEN.

Tenure: Freehold.

Construction: Standard.

Services: All mains.

Broadband/Mobile coverage:

Visit: checker.ofcom.org.uk/engb/broadband-coverage.

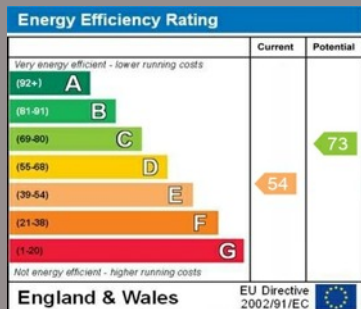
Council Tax Band C. EPC E.

TASB9162

MISREPRESENTATION ACT 1967

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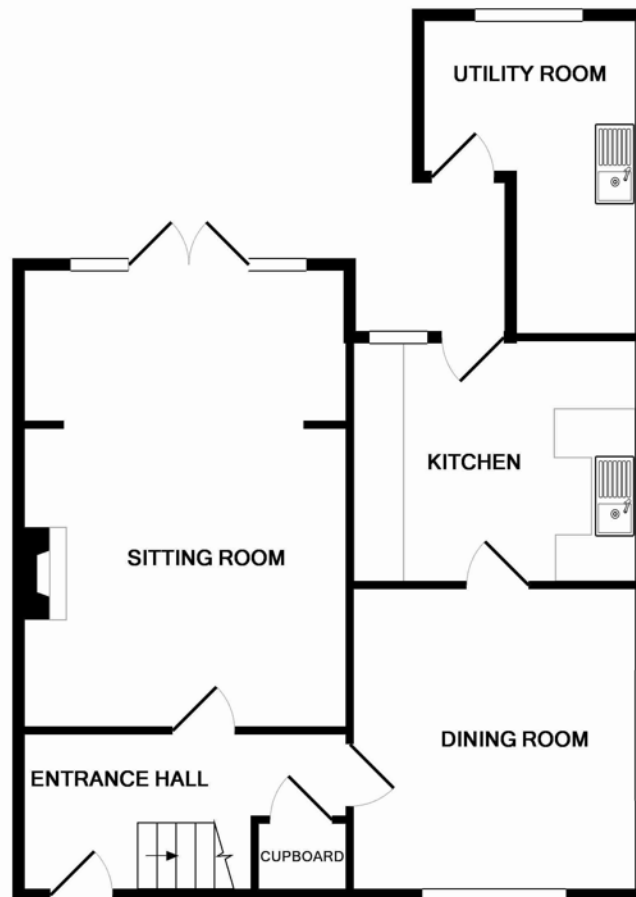
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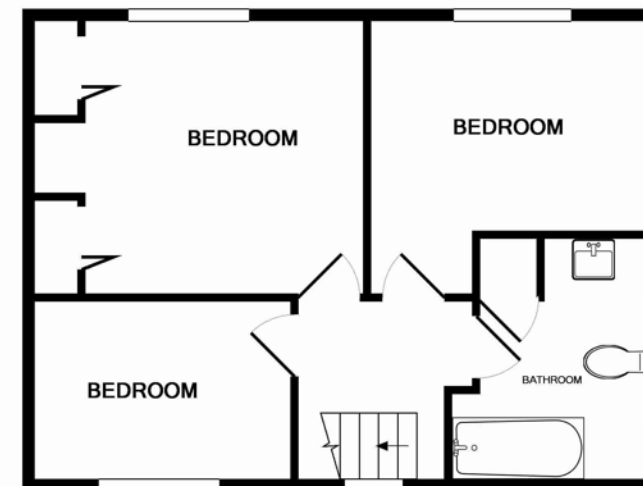
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We have offices at:

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STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

IMPORTANT NOTICES AND DISCLAIMERS: 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 affect 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. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. 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. **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. **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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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. **FLOOR PLAN (provided for guidance only):** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).