



78 Cot Lane,  
KINGSWINFORD, DY6 9TY

**Taylors**

# Taylor's

## 78 Cot Lane, KINGSWINFORD

### Price: £450,000 - NO UPWARD CHAIN

Set back from the road beyond the **LARGE FRONT/ SIDE DRIVEWAY**, with **GARAGE** and to the rear enjoying a **LARGE BEAUTIFULLY LAID OUT PRIVATE GARDEN**, this **SUBSTANTIAL** and **INDIVIDUAL DETACHED FAMILY HOME** offers an **EXTENDED** and **GENEROUS** layout. The **WELL PROPORTIONED** accommodation is **WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall with study area, large full depth lounge with bay window, rear sitting/ dining area overlooking the garden, extended family dining kitchen, **THREE GENEROUS BEDROOMS**, family bathroom and separate **WC**. Cot Lane offers a desirable address and this impressive family home is within walking distance from popular schools, local shops, parks and amenities. Available with **NO UPWARD CHAIN**. 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 **B**. EPC **C**. **KINGSWINFORD OFFICE**.

#### GROUND FLOOR

**RECEPTION HALL 10' 6" x 6' 5" plus 7' 6" x 3' 2"**: Forming an "L" shape having stairs to the first floor, two radiators, UPVC double glazed window to the front and a very useful understairs storage/pantry.

**LARGE LOUNGE 25' 2" x 13' 6" maximum**: With a UPVC double glazed walk-in bay window to the front, two UPVC double glazed windows to the side, two radiators, feature fireplace and a sliding door to:

**SITTING AREA 11' 7" x 8' 9"**: With a UPVC double glazed patio door to the rear garden, radiator.

**FAMILY DINING KITCHEN 21' 9" x 9' 11" maximum measurements**: Appointed with a range of light oak units including the sink drainer unit with mixer tap, recess and plumbing for washing machine, space for range style cooker, recess and plumbing for dishwasher, further appliance space, ample cupboard storage space, tiled floor, door to the side and a generous dining area.

#### FIRST FLOOR

**FIRST FLOOR LANDING**: With a UPVC double glazed window to the front and doors to:

**BEDROOM ONE 13' 5" x 11' 11"**: With UPVC double glazed window to the rear and side aspects and radiator.

#### 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 B.

#### 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





**BEDROOM TWO 10' 9" x 10' 1":** With UPVC double glazed windows to the front and side aspect, FITTED WARDROBES, DRESS AND DRAWERS and radiator.

**BEDROOM THREE 13' 9" x 6' 8" maximum:** With a UPVC double glazed window to the front and radiator.

**FAMILY BATHROOM 8' 10" x 6' 11":** With a UPVC double glazed window to the rear and being appointed with a primrose suite including the bath, wash basin, radiator and a BUILT-IN STORAGE UNIT housing the boiler.

**SEPARATE WC:** With push button flush WC and a UPVC double glazed window to the rear.

### OUTSIDE

The property is set back from the road beyond the LARGE DRIVEWAY which provides ample off-road parking and continues alongside the property to the:

**GARAGE 18' 2" x 8' 8":** Entered via a one third and two third opening hinged garage door and providing a door to the rear garden.

**LARGE REAR GARDEN:** Another particular feature of the property comprising of a paved patio area with enclosed side entrance off, generous and beautifully maintained lawns with side borders with fine pebble patio area and pathway to Cotswold chippings, a trellis gate opens to a further garden area which includes the TWO GREENHOUSES.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.  
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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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