



12 Fairview Crescent,
KINGSWINFORD, DY6 8LF

Taylor's

Taylor's

12 Fairview Crescent, KINGSWINFORD

Price: £245,000

Enjoying a very popular location, this **MODERN, SEMI-DETACHED FAMILY HOME**, is set back beyond the **LARGE DRIVEWAY** which offers ample off-road parking for several vehicles and an approach to the **GARAGE**. To the rear is a **VERY PLEASANT ENCLOSED LEVEL GARDEN**, all of which further complements the **GOOD SIZED** layout of accommodation which requires some updating, includes **GAS CENTRAL HEATING, UPVC DOUBLE AND SINGLE GLAZING** and comprises: entrance porch, reception hall, front lounge, rear dining room, **CONSERVATORY**, fitted kitchen, ground floor WC (approached from garage), **THREE BEDROOMS**, shower room and separate WC.

GROUND FLOOR

ENTRANCE PORCH 6' 7" x 3' 9": Entered via a wooden panelled door having single glazed windows to the front and side aspects and tiled floor.

HALL: Having stairs to the first floor and radiator.

LOUNGE 14' 8" x 10' 7": With UPVC double glazed windows to the front, radiator and feature fireplace.

SEPARATE DINING ROOM 9' 7" x 8' 8": With a double glazed patio door to the conservatory and radiator.

CONSERVATORY 9' 5" x 7' 11": With UPVC double glazed windows to the rear and side aspects, UPVC double glazed single door to the rear garden.

KITCHEN 9' 9" x 8' 9": With a UPVC double glazed window to the rear, a one and a half bowl sink drainer unit with mixer tap, further appliance space, base and wall cabinets and door to the garage.

GROUND FLOOR WC: Approached via the garage including a low level flush WC and a UPVC double glazed window to the rear.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, a UPVC double glazed

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**. Taylor's 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 C.

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.** Taylor's 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





window to the side and linen cupboard.

BEDROOM ONE 10' 7" x 9' 0": With a UPVC double glazed window to the front, radiator and FITTED WARDROBE.

BEDROOM TWO 9' 8" x 8' 8": With a UPVC double glazed window to the rear and radiator, plus fitted wardrobes.

BEDROOM THREE 7' 0" x 5' 11": With a window to the front and radiator.

SHOWER ROOM 5' 7" x 5' 0": Including a walk-in shower, pedestal wash basin, part tiling to the walls, a patterned glazed window to the rear, radiator.

SEPARATE WC: With low level flush WC, radiator and a patterned glazed window to the side.

OUTSIDE

The property is set back beyond the **LARGE FRONT DRIVEWAY** which provides off-road parking and access to:

GARAGE 24' 0" x 7' 8": Entered via a roller shutter door with **BUILT-IN STORAGE**, access to the ground floor WC and door to the rear garden.

REAR GARDEN: Comprising of an initial paved patio area with pathway leading off alongside the level well maintained lawns to a further patio area and timber shed plus further lawns and surrounding borders.



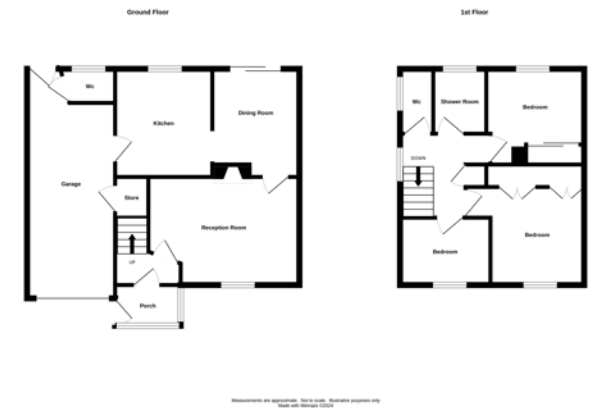
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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		16 D
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.
TAKS 11883

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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.



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

Taylors

www.taylors-estateagents.co.uk