



Connells

Frayne Avenue
KINGSWINFORD



Property Description

AN IMPRESSIVE DETACHED BUNGALOW IN IMMACULATE CONDITION THROUGHOUT WITH RE-FITTED MODERN KITCHEN & SHOWER ROOM. SPACIOUS ACCOMMODATION WITH LARGE LOUNGE & DINING AREA. LARGE PLOT GIVING POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION. GOOD SIZE & ATTRACTIVE GARDENS LAID MOSTLY TO LAWN.

To The Front

Tarmac driveway providing off road parking leads to the entrance door and garage, access to rear garden both sides, graveled front garden with various flowers and shrubs.

Lounge

18' 9" x 11' 10" max narrowing to 10' 4" min (5.71m x 3.61m max narrowing to 3.15m min) Double glazed window to the front elevation, wood effect flooring, feature fireplace and radiator.

Kitchen

15' 4" into bay narrowing to 11' 3" min x 8' 4" (4.67m into bay narrowing to 3.43m min x 2.54m) Double glazed window and door to the side elevation, double glazed bay window to the front elevation, a range of wall and base units, worktops with inset sink/drainers, electric oven and hob with extractor fan, wood effect flooring and radiator.

Lobby

Rear lobby with wood effect flooring

Bedroom One

11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed window to the rear elevation, fitted wardrobes and radiator.

Shower Room

Double glazed window to the side elevation, fully tiled with suite comprising; shower cubicle, wash hand basin, wc and radiator rail.

Garage

16' 4" x 7' 9" (4.98m x 2.36m) Double doors to the front elevation lead into the garage with door to the side.

Rear Garden

Fully enclosed rear garden extending to the side of the property, block paved patio area leading to the lawn with flower and shrub borders and greenhouse.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: E

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Tenure: Freehold



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