



Connells

Booth Close
KINGSWINFORD

Booth Close KINGSWINFORD DY6 8SP

for sale
£325,000



Property Description

This fantastic three-bedroom semi-detached home offers generous living space and a large rear garden making it perfect for families or those looking for extra space.

The heart of the home is the spacious kitchen and separate dining room, providing plenty of room for cooking, dining, and entertaining. The bright and airy lounge offers a comfortable space to relax, while three well-proportioned bedrooms and a family bathroom complete the accommodation.

Externally, the property boasts a large rear garden, ideal for outdoor activities, gardening, or entertaining. A garage and off-road parking provide ample space for vehicles and storage.

Situated in a sought-after location, close to local amenities, schools, and transport links, this home is not to be missed.

To The Front

Lawn with flower borders to the front and a distinctive grey resin driveway providing off road parking and carport to the side of the property leading to the entrance and garage. Solar panels to the front elevation.

Entrance Hallway

Double glazed window and door to the side elevation, two radiators, wood effect flooring, stairs to first floor and doors to;

Downstairs Wc

Double glazed window to the side elevation, part tiled with suite comprising; vanity wash hand basin, wc and heated towel rail.

Lounge

15' 6" x 11' 7" (4.72m x 3.53m)
Double glazed bow window to the front elevation, a natural stone fireplace with gas

fire and radiator.

Dining Room

15' 6" x 11' 10" (4.72m x 3.61m)
Dining room with wall and base units, worktops and wood effect flooring.

Kitchen

14' 4" x 11' 9" (4.37m x 3.58m)
Double glazed window and door to the rear elevation, a range of wall and base units with worktops and splashback tiling, inset sink drainer and wood effect flooring.

Landing

Access to boarded loft, radiator and doors to bedrooms and bathroom

Bedroom One

15' 5" x 12' (4.70m x 3.66m)

Double glazed window to the front elevation x 2, fitted wardrobes and radiator.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Three

11' 2" x 6' 11" (3.40m x 2.11m)

Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bathroom

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

Garage

19' 6" x 8' 2" (5.94m x 2.49m)

Front opening doors into the garage with power and lights.

Rear Garden

Fully enclosed rear garden comprising of a paved patio to the rear and steps to a large lawn with flower and shrub borders, garden shed, greenhouse and further paved seating area.





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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Tenure: Freehold



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