



Taylors

WORDSLEY, Locks View

£245,000

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Well located in a desirable cul de sac, close to canalside walks, convenient for local amenities and surrounding towns, this **WELL PRESENTED MODERN SEMI DETACHED BUNGALOW** offers a **GOOD SIZED, WELL APPOINTED** and **EXTENDED** layout of accommodation which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.**

The accommodation comprises: reception hall, large lounge with door to the **GENEROUS CONSERVATORY**, fitted kitchen with built in appliances, breakfast room, utility/ store room, **TWO GOOD SIZED BEDROOMS** (bedrooms 1 & 2 include built in wardrobes) and shower room.

The bungalow is set back beyond the **LONG BLOCK PAVED DRIVEWAY, CARPORT** and to the rear is a level landscaped rear garden. 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. Council Tax Band C. EPC TBA. **KINGSWINFORN OFFICE.**

Reception Hall

Lounge - 5.08m x 2.84m (16'8" x 9'4")

Conservatory - 3.3m x 2.54m (10'10" x 8'4")

Kitchen - 3.25m x 2.21m (10'8" x 7'3")

Breakfast Room - 1.8m x 1.35m (5'11" x 4'5")

Utility Room - 2.36m x 2.11m (7'9" x 6'11")

Bedroom 1 - 3.3m x 2.72m (10'10" x 8'11")

Bedroom 2 - 2.97m x 2.36m (9'9" x 7'9")

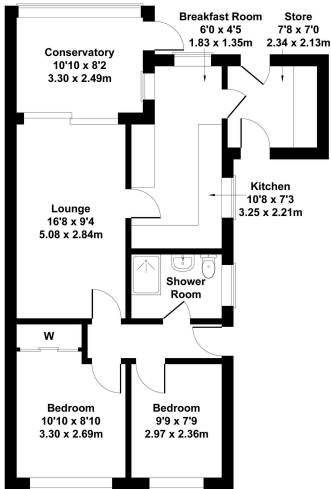
Shower Room - 2.21m x 1.73m (7'3" x 5'8")

Carport - 6.71m x 2.24m (22'0" x 7'4")



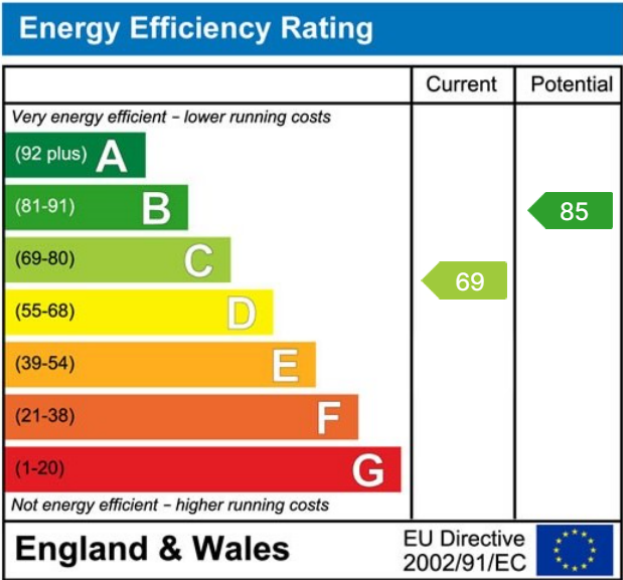
Locks View, Wordsley

Approximate Gross Internal Area
724 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2024
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- MODERN SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LARGE CONSERVATORY
- MODERN FITTED KITCHEN
- BREAKFAST ROOM
- UTILITY ROOM
- SHOWER ROOM
- CUL DE SAC
- CONVENIENT FOR AMENITIES
- LARGE BLOCK PAVED DRIVEWAY



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