



Taylors

KINGSWINFORD, Ross Drive

£450,000

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Enjoying a generous corner position, this **SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME** is superbly located within the sought after 'Valley Fields' development.

The **GENEROUS** layout is **VERY WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall with ground floor WC off, very large 'open plan' family room/ lounge with dining area, family dining kitchen with integrated appliances and walk in pantry. To the first floor are **FOUR GOOD SIZED BEDROOMS** with a spacious **ENSUITE BATHROOM** and refitted family bathroom.

The property is enhanced further by the front garden, **DRIVEWAY**, **CARPORT**, **GARAGE** and to the rear is a landscaped rear garden which includes a generous patio and lawns.

The property is located in a convenient position, within a short walk from village shops, primary and secondary schools.

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 E. EPC TBA. **KINGSWINFORD OFFICE.**

Entrance Porch - 1.5m x 1.07m (4'11" x 3'6")

Reception Hall - 3.15m x 2.59m (10'4" x 8'6") max.

Ground Floor WC - 1.85m x 1.22m (6'1" x 4'0")

Lounge Diner - 6.68m x 6.6m (21'11" x 21'8") max.

Family Dining Kitchen - 5.97m x 2.49m (19'7" x 8'2")

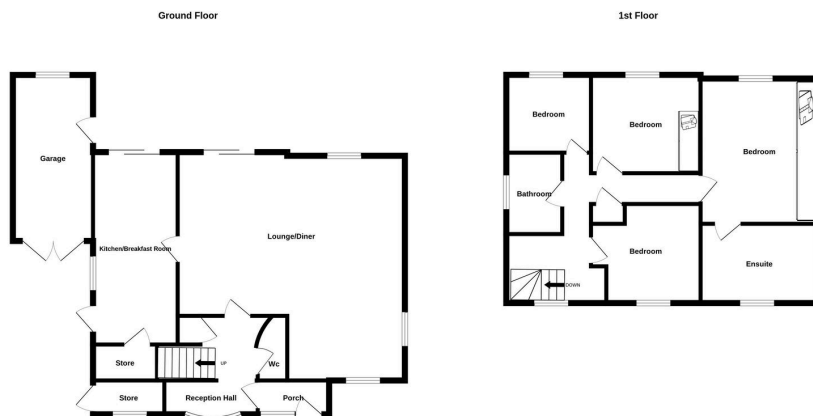
Pantry/ Store - 2.18m x 0.84m (7'2" x 2'9")

First Floor Landing

Bedroom 1 - 4.32m x 3.3m (14'2" x 10'10")

Ensuite Bathroom - 3.3m x 2.18m (10'10" x 7'2")





Measurements are approximate. Not to scale. Illustrative purposes only.
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- LARGE DETACHED FAMILY HOME
- SUBSTANTIALLY EXTENDED HOME
- FOUR LARGE BEDROOMS
- ENSUITE BATHROOM
- HUGE OPEN PLAN LOUNGE/ DINER/ FAMILY ROOM
- DINING KITCHEN
- REFITTED FAMILY BATHROOM
- DRIVEWAY
- CARPORT & GARAGE
- LANDSCAPED REAR GARDEN



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