



Taylors

KINGSWINFORD, Robin Close

£350,000

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Available with NO UPWARD CHAIN, the WELL PLANNED layout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, large lounge with bay, separate dining room, BRAND NEW REFITTED KITCHEN, with built in appliances, refitted utility room, ground floor WC, FOUR BEDROOMS, REFITTED ENSUITE SHOWER ROOM and family bathroom. DRIVEWAY, GARAGE and to the rear a full width patio and lawns. Tenure: Freehold. Construction: brick with a pitched tiled and an area of flat roof. Services: All mains services are connected. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Entrance Porch

Reception Hall

Lounge - 4.93m x 3.99m (16'2" x 13'1")

Dining Room - 2.95m x 2.72m (9'8" x 8'11")

Kitchen - 2.95m x 2.87m (9'8" x 9'5")

Utility Room - 1.88m x 1.7m (6'2" x 5'7")

Ground Floor WC

First Floor Landing

Bedroom 1 - 4.01m x 3.02m (13'2" x 9'11")

Ensuite Shower Room - 1.45m x 1.37m (4'9" x 4'6")

Bedroom 2 - 2.84m x 2.79m (9'4" x 9'2")

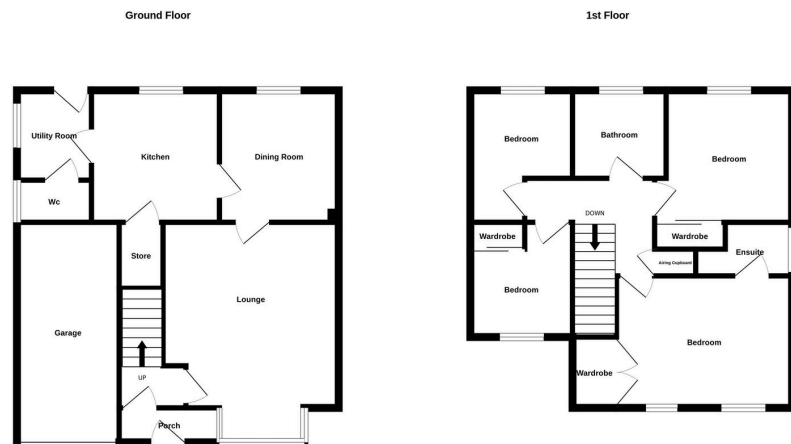
Bedroom 3 - 2.18m x 2.16m (7'2" x 7'1")

Bedroom 4 - 2.41m x 2.82m (7'11" x 9'3") max.

Family Bathroom - 1.96m x 1.65m (6'5" x 5'5")

Garage - 5.16m x 2.29m (16'11" x 7'6")





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2025)



- NO UPWARD CHAIN
 - FOUR BEDROOMS
 - NEW REFITTED KITCHEN
 - GROUND FLOOR WC
 - SUNNY REAR GARDEN
- DETACHED FAMILY HOME
 - REFITTED ENSUITE SHOWER ROOM
 - UTILITY ROOM
 - DRIVEWAY & GARAGE
 - CUL DE SAC

Energy performance certificate (EPC)

2 Robin Close WIDSWORTH LE15 8LD	Energy rating C	Valid until: 23 January 2035 Certificate number: 0294-0209-8865-0167-0209
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Property type: Detached house

Total floor area: 102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) [here](#) [\(www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\)](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.