



Taylor's

KINGSWINFORD, The Rise

£260,000

3 1 2



Well placed in a popular cul de sac, approach off Standhills Road, this **LARGE MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME** is offered with **NO UPWARD CHAIN**. With **DRIVE/PARKING, GARAGE** and a **GOOD SIZED REAR GARDEN**.

The accommodation is **VERY WELL PROPORTIONED** throughout, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: porch, reception hall, ground floor WC, large lounge, fitted kitchen, **CONSERVATORY, THREE LARGE BEDROOMS** and modern fitted shower room.

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 TBA . EPC C. **KINGSWINFORD OFFICE**.

Porch - 1.65m x 0.89m (5'5" x 2'11")

Reception Hall - 1.93m x 0.94m (6'4" x 3'1")

WC

Lounge - 7.44m x 3.3m (24'5" x 10'10")

Conservatory - 2.72m x 2.69m (8'11" x 8'10")

Kitchen - 4.52m x 2.03m (14'10" x 6'8")

First Floor Landing

Bedroom 1 - 4.39m x 3.02m (14'5" x 9'11")

Bedroom 2 - 3.91m x 3.02m (12'10" x 9'11")

Bedroom 3 - 3.1m x 2.36m (10'2" x 7'9")

Shower Room - 2.34m x 1.96m (7'8" x 6'5")

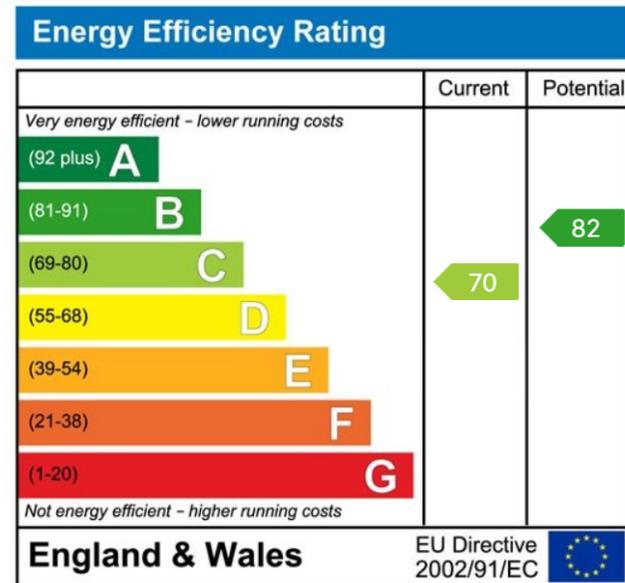
Garage - 4.9m x 2.44m (16'1" x 8'0")





- LARGE SEMI DETACHED FAMILY HOME
- NO UPWARD CHAIN
- THREE LARGE BEDROOMS
- CONSERVATORY
- GROUND FLOOR WC
- LARGE LOUNGE
- LANDSCAPED REAR GARDEN
- OPEN REAR ASPECT
- CUL DE SAC
- CONVENIENT FOR SCHOOLS & AMENITIES

MEASUREMENTS ARE APPROXIMATE. THIS IS NOT A SURVEY. BUYERS SHOULD CONSULT A SURVEYOR AND ARCHITECT.



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