



Taylors

KINGSWINFORD, Rangeways Road

£275,000

3 1 1



The accommodation is WELL PLANNED, GENEROUS and provides much potential to update and further enhance the property. Including GAS CENTRAL HEATING, DOUBLE GLAZING the accommodation comprises: reception hall with WC off, large 'L' shaped lounge with dining area, sun lounge, fitted kitchen with pantry/ store off, THREE GENEROUS BEDROOMS and bathroom.

The FRONT/ SIDE DRIVEWAY provides ample off road parking, an approach to the GARAGE and to the rear is the VERY PLEASANT ENCLOSED GARDEN with patio, level lawns and the garden also enjoys a private rear aspect.

Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D. KINGSWINFORD OFFICE.

Reception Hall

Ground Floor WC

Lounge Area - 5.13m x 3.23m (16'10" x 10'7")

Dining Area - 2.57m x 2.41m (8'5" x 7'11")

Kitchen - 3.33m x 2.39m (10'11" x 7'10")

First Floor Landing

Bedroom 1 - 3.78m x 3.05m (12'5" x 10'0")

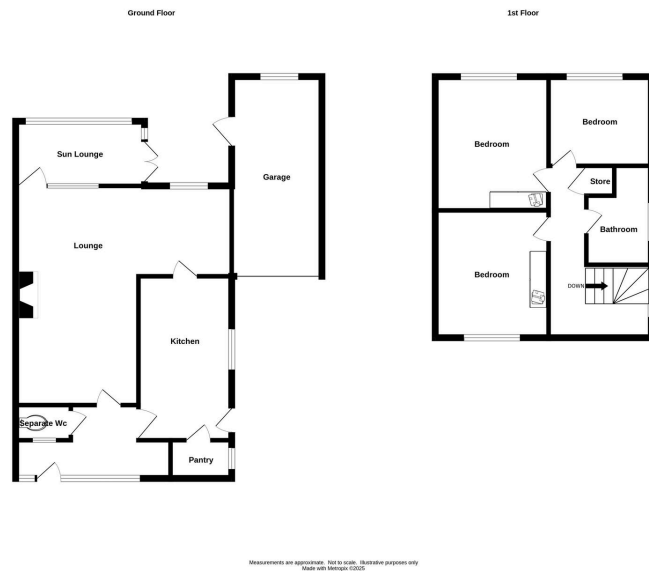
Bedroom 2 - 3.15m x 3.05m (10'4" x 10'0")

Bedroom 3 - 2.67m x 2.36m (8'9" x 7'9")

Bathroom - 2.54m x 1.7m (8'4" x 5'7")

Garage - 5.33m x 2.46m (17'6" x 8'1")





- LINK DETACHED FAMILY HOME
- NO UPWARD CHAIN
- THREE GENEROUS BEDROOMS
- GROUND FLOOR WC
- OPEN PLAN LOUNGE/ DINER
- FRONT/ SIDE DRIVEWAY
- GARAGE
- PRIVATE REAR GARDEN
- SHORT WALK TO PRIMARY & SECONDARY SCHOOLS
- GAS CENTRAL HEATING & DOUBLE GLAZING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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