



**Taylors**



# KINGSWINFORD, Digby Road

£265,000

3 1 2





The SPACIOUS and ATTRACTIVELY PRESENTED accommodation, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance hall with WC off, large full depth lounge with dining area, CONSERVATORY, modern fitted kitchen with built in appliances, THREE BEDROOMS (bedroom 1 with built in wardrobe) and an attractive family bathroom with shower.

The property is set back beyond the well maintained front garden and to the rear is the LANDSCAPED SUNNY REAR GARDEN which includes a paved patio, lawn and decking. The GARAGE is located and approached from directly behind the house and includes power/light points and an electric roller shutter door.

The property is within a short walk from supermarkets, local shops and schools. The village centre is also within easy reach, providing a range of friendly shops, pubs and restaurants.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Council Tax Band C . EPC D KINGSWINFORD OFFICE

Hall -

Ground Floor WC -

Lounge Diner - 8.03m x 4.62m (26'4" x 15'2") max.

Conversatory - 2.84m x 1.8m (9'4" x 5'11")

Kitchen - 3.96m x 2.26m (13'0" x 7'5")

Bedroom 1 - 3.66m x 2.67m (12'0" x 8'9")

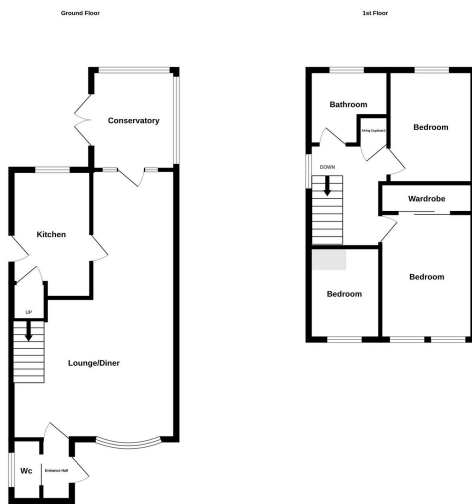
Bedroom 2 - 3.58m x 2.59m (11'9" x 8'6")

Bedroom 3 - 2.49m x 1.88m (8'2" x 6'2")

Bathroom - 2.31m x 1.91m (7'7" x 6'3") max.

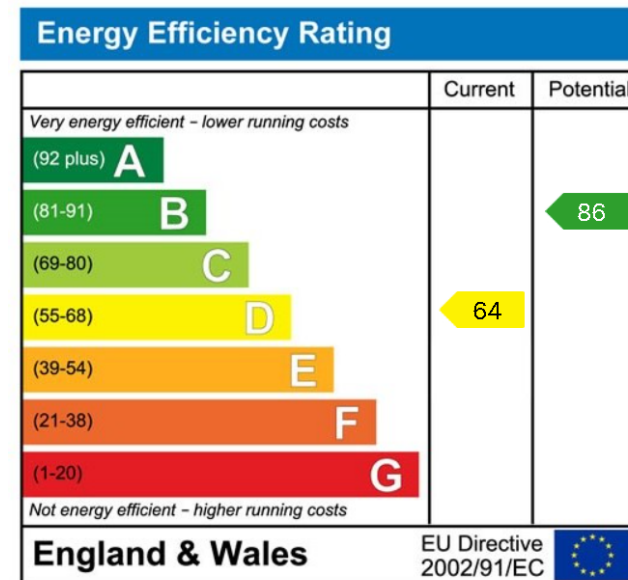
Garage - 4.93m x 2.44m (16'2" x 8'0")





Measurements are approximate. Not to scale. Dimensions represent only. Plans are for reference only.

- MODERN SEMI DETACHED FAMILY HOME
- GARAGE
- CONSERVATORY
- KITCHEN WITH BUILT IN APPLIANCES
- CLOSE TO SCHOOL, SHOPS AND SUPERMARKETS
- THREE BEDROOMS
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION



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