



Taylors

KINGSWINFORD, Mount Pleasant

£160,000

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Well located in a desirable address, backing onto woodland, this **TRADITIONAL MID TERRACED HOME** enjoys a **LARGE REAR GARDEN** and offers a **WELL PROPORTIONED** layout which requires cosmetic updating. The accommodation includes **UPVC DOUBLE GLAZING** and comprises: front lounge with log burner, kitchen with dining area/ garden room off, **TWO BEDROOMS**, shower room and separate WC. The property is offered with **NO UPWARD CHAIN** and is well placed for shops, schools and amenities.

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 B. EPC D. KINGSWINFORD OFFICE.**

Lounge

15' 3" x 11' 10" (4.64m x 3.60m)

Kitchen

12' 0" x 7' 2" (3.65m x 2.18m)

Kitchen

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Conservatory

12' 8" x 7' 9" (3.86m x 2.36m)

First Floor Landing

Bedroom 1

12' 0" x 11' 10" (3.65m x 3.60m)


Bedroom 2

7' 2" x 6' 8" (2.18m x 2.03m)

Shower Room





- | Energy Efficiency Rating | | |
|--|------------------------------------|---|
| | Current | Potential |
| <p><i>Very energy efficient – lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient – higher running costs</i></p> | <p>68</p> | <p>87</p> |
| <p>England & Wales</p> | <p>EU Directive
2002/91/EC</p> |  |

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