



**Taylors**



# KINGSWINFORD, Celtic Cross Drive

£270,000

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Benefiting from the remainder of the NHBC, the property offers a SUPERBLY APPOINTED layout, which includes GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and comprises: Reception Hall, Generous Lounge, Lobby with Ground Floor WC and storage off, Impressive Full Width Family Dining Kitchen with Integrated Appliances, THREE GOOD SIZED BEDROOMS, ENSUITE SHOWER ROOM and Family Bathroom. Located opposite the property are the TWO PRIVATE PARKING SPACES plus SHARED VISITOR SPACES The good sized rear garden includes a paved patio with side access, generous lawn and decking .

Tenure: FREEHOLD. An annual service charge of £127.65 (reviewed annually) is payable towards maintenance of communal grounds and small play area within the development. Construction: Standard Brick Construction with tiled roof. All mains services connected. Broadband/ Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band - B. EPC - B. KINGSWINFORD OFFICE.

#### Entrance Hall

Lounge - 4.22m x 3.66m (13'10" x 12'0")

#### Lobby

Ground Floor WC - 1.83m x 1.02m (6'0" x 3'4")

Family Dining Kitchen - 4.72m x 2.87m (15'6" x 9'5")

#### First Floor Landing

Bedroom 1 - 3.38m x 2.95m (11'1" x 9'8")

Ensuite Shower Room - 1.73m x 1.68m (5'8" x 5'6")

Bedroom 2 - 3.3m x 2.62m (10'10" x 8'7")

Bedroom 3 - 3.53m x 1.98m (11'7" x 6'6")

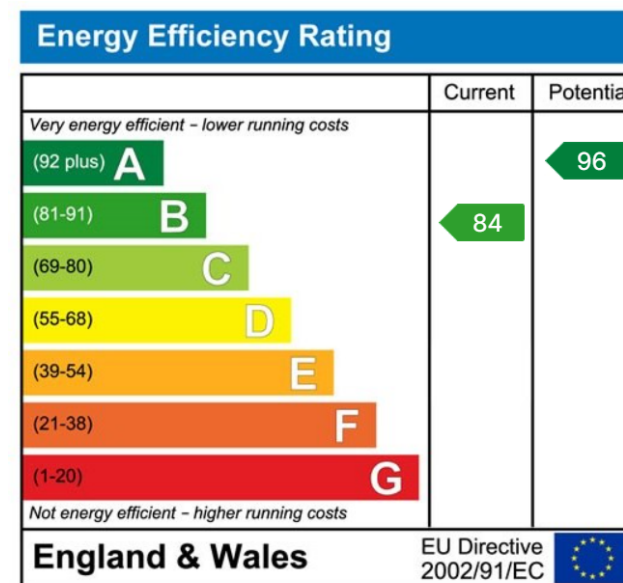
Family Bathroom - 2.01m x 1.68m (6'7" x 5'6")





Measurements are approximate. Not to scale. Illustrative purposes only.  
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- SEMI DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM
- OPEN PLAN FAMILY DINING KITCHEN
- SOLAR PANELS
- NHBC WARRANTY
- THREE BEDROOMS
- GROUND FLOOR WC
- TWO PARKING SPACES
- CUL DE SAC
- SUPERBLY APPOINTED



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