



Taylors

WORDSLEY, Graham Road

£315,000

3 1 2



A WELL PROPORTIONED layout, which is WELL PRESENTED, however, the accommodation does require some updating. Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, the accommodation comprises: entrance porch, reception hall, with ground floor WC and utility/ store off, front lounge with bay window, rear sitting room, full width dining kitchen with built in appliances, THREE BEDROOMS and shower room. The property is further enhanced by the front garden, DRIVE/ PARKING, GARAGE and to the rear is the VERY LARGE REAR GARDEN, which includes patio, lawns, shed and greenhouse. The garden also enjoys a sunny and open rear aspect, backing onto the allotments. Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D. KINGSWINFORD OFFICE.

Entrance Porch -

Reception Hall - 6.63m x 2.11m (21'9" x 6'11") max.

Ground Floor WC - 1.32m x 1.07m (4'4" x 3'6")

Utility Room/ Store - 1.14m x 1.12m (3'9" x 3'8")

Lounge - 3.89m x 3.3m (12'9" x 10'10")

Sitting Room - 3.68m x 3.33m (12'1" x 10'11")

Dining Kitchen - 5.79m x 3.02m (19'0" x 9'11")

First Floor Landing -

Bedroom 1 - 4.14m x 2.95m (13'7" x 9'8")

Bedroom 2 - 3.68m x 3.33m (12'1" x 10'11")

Bedroom 3 - 2.29m x 2.11m (7'6" x 6'11")

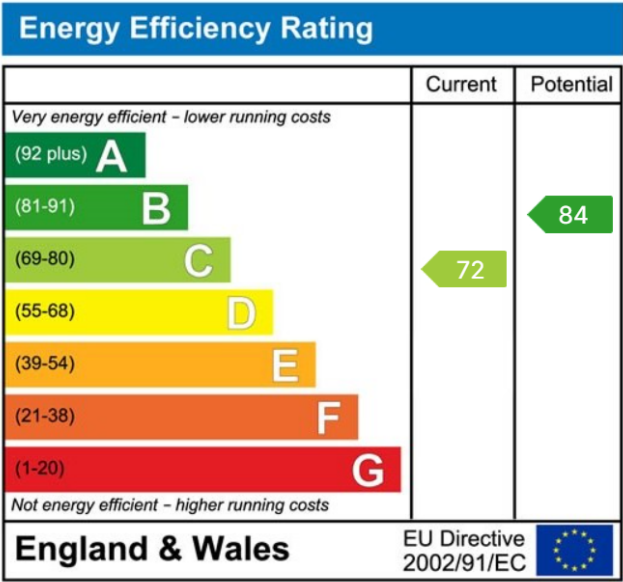
Shower Room - 2.18m x 2.08m (7'2" x 6'10")

Garage - 4.7m x 2.74m (15'5" x 9'0")





- NO UPWARD CHAIN
- EXTENDED ACCOMMODATION
- TWO RECEPTION ROOMS
- DRIVE/ PARKING
- LARGE REAR GARDEN
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- FAMILY DINING KITCHEN
- GARAGE
- SOUGHT AFTER LOCATION



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