



**Taylors**



# KINGSWINFORD, 33 Compton Grove

£350,000

3 1 2





The **GENEROUS** layout has, in recent years, been **EXPENSIVELY IMPROVED**, offering a **SUPERBLY APPOINTED** layout which further enhances the **WELL PROPORTIONED** layout. We are advised the rewiring was updated in 2014, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING**, security alarm and comprises: reception hall with guests cloakroom/ WC off, very large 'open plan' lounge with dining area, **CONSERVATORY**, luxury refitted family kitchen with integrated appliances and dining area, utility/ laundry room, **THREE LARGE DOUBLE BEDROOMS** and a spacious refitted family bathroom with separate shower cubicle. The property is further enhanced and set beyond the **BROAD DRIVEWAY**, and to the rear is a sunny and private rear garden with 'hot tub'. 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 D. EPC C. **KINGSWINFORM OFFICE**

**Reception Hall** - 2.16m x 1.83m (7'1" x 6'0")

**Ground Floor WC** - 1.8m x 0.89m (5'11" x 2'11")

**Full Depth Lounge with Dining Area** - 10.16m x 3.78m (33'4" x 12'5")

**Conservatory** - 3.28m x 2.29m (10'9" x 7'6")

With upvc double glazed windows and 'French' doors to the rear garden.

**Family Dining Kitchen** - 7.87m x 2.31m (25'10" x 7'7")

**Utility/ Laundry Room** - 2.67m x 2.24m (8'9" x 7'4")

**First Floor Landing** - 3.33m x 1.17m (10'11" x 3'10")

**Bedroom 1** - 3.78m x 3.18m (12'5" x 10'5")

**Bedroom 2** - 4.14m x 2.84m (13'7" x 9'4")

**Bedroom 3** - 3.86m x 2.34m (12'8" x 7'8")

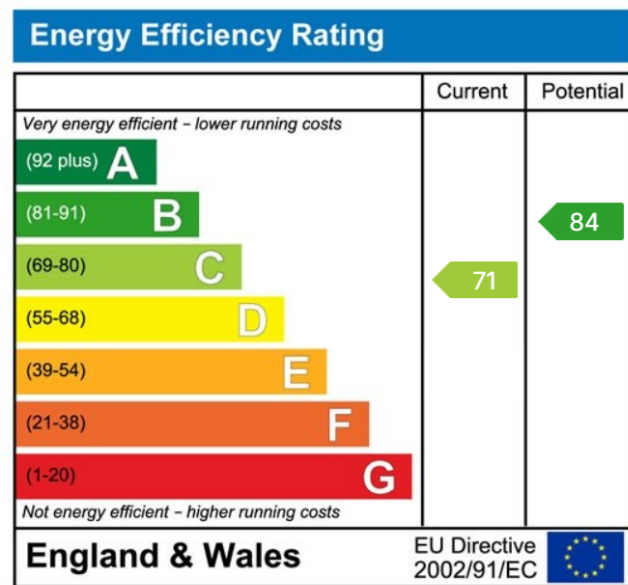
**Family Bathroom** - 2.84m x 2.34m (9'4" x 7'8")





Measurements are approximate. Not to scale. Dimensions for information only.  
Based on Ordnance Survey data.

- VERY LARGE SEMI DETACHED FAMILY HOME
- EXTENDED ACCOMMODATION
- CONSERVATORY
- UTILITY ROOM
- SPACIOUS FAMILY BATHROOM
- CUL DE SAC
- THREE LARGE BEDROOMS
- LARGE FAMILY DINING KITCHEN
- GROUND FLOOR WC
- PRIVATE & SUNNY REAR GARDEN



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