



Taylors

KINGSWINFORD, 4 Orchard Court

£262,500

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The EXTENDED layout is appointed to a HIGH SPECIFICATION throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: canopy porch, reception hall, large lounge, refitted Kitchen with built in appliances, almost FULL DEPTH CONSERVATORY/ GARDEN ROOM, inner hall, TWO DOUBLE BEDROOMS and refitted shower room.

There is a short pedestrian approach to the fore and to the rear is the private and landscaped garden which is laid out for low maintenance purposes and backs onto the school grounds.

Orchard Court is approached off the High Street, and is a short level walk from the village centre, which offers shops, restaurants, doctors, opticians and regular public transport services.

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 B . EPC D. KINGSWINFORD OFFICE.

Canopy Porch - 1.65m x 0.86m (5'5" x 2'10")

Entrance Hall -

Lounge - 5.54m x 3.58m (18'2" x 11'9")

Kitchen - 2.79m x 2.36m (9'2" x 7'9")

Large Conservatory - 7.24m x 2.57m (23'9" x 8'5")

Inner Hall -

Bedroom 1 - 3.4m x 2.97m (11'2" x 9'9")

Bedroom 2 - 2.97m x 2.72m (9'9" x 8'11")

Shower Room - 1.98m x 1.7m (6'6" x 5'7")

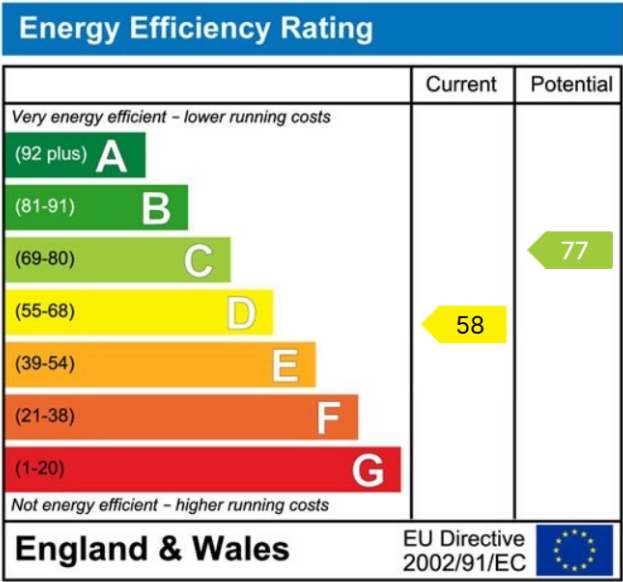
Garage - 5.23m x 2.49m (17'2" x 8'2")





- NO UPWARD CHAIN
- EXTENDED
- LARGE CONSERVATORY/
GARDEN ROOM
- REFITTED SHOWER ROOM
- LANDSCAPED GARDEN
- OUTSTANDING BUNGALOW
- GARAGE
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CUL DE SAC

Ground Floor excludes garage and canopy
Approx. 69.8 sq. metres (751.7 sq. feet)



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