



Taylors

KINGSWINFORD, 16 Great Western Way

£250,000

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The WELL APPOINTED layout of accommodation, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with WC off, large lounge with french doors to the landscaped rear garden, breakfast kitchen with built in appliances, gallery landing, THREE LARGE BEDROOMS and family bathroom. Bedroom 1 has a dressing area and a LARGE ENSUITE SHOWER ROOM off.

The landscaped rear garden include a patio and pathway alongside the artifical lawn to the rear gated access.

Tenure: Freehold. An annual service charge of £274.89 is payable towards the upkeep of communal areas (reviewed annually). 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 C. EPC C. KINGSWINFORD OFFICE

Reception Hall - 5.13m x 1.96m (16'10" x 6'5")

Ground Floor WC

Lounge Diner - 4.14m x 3.94m (13'7" x 12'11")

Breakfast Kitchen - 5.13m x 2.39m (16'10" x 7'10") max.

First Floor Landing - 5.54m x 1.96m (18'2" x 6'5")

Bedroom 2 - 3.96m x 3.76m (13'0" x 12'4")

Bedroom 3 - 3.35m x 1.91m (11'0" x 6'3")

Family Bathroom - 2.06m x 1.88m (6'9" x 6'2")

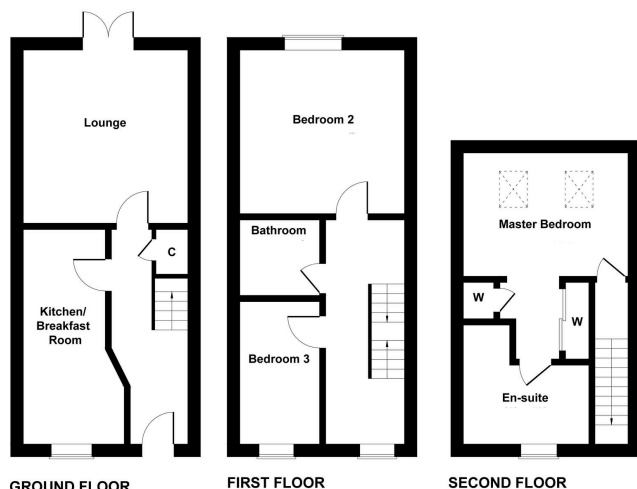
Second Floor Landing

Bedroom 1 - 3.94m x 3.63m (12'11" x 11'11")

Dressing Area - 1.8m x 1.65m (5'11" x 5'5")

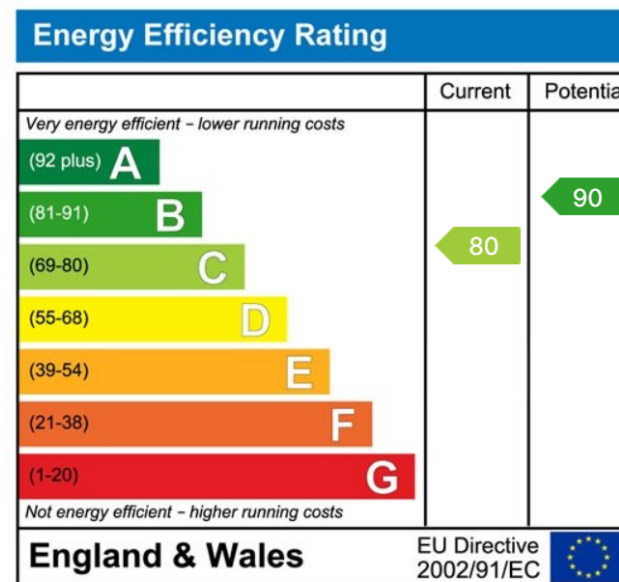
Ensuite Shower Room - 2.84m x 2.11m (9'4" x 6'11")





Not to Scale. Produced by The Plan Portal 2024
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- LARGE TOWN HOUSE
- TWO PARKING SPACES
- THREE GOOD BEDROOMS
- BEDROOM 1 WITH DRESSING AREA
- ENSUITE SHOWER ROOM
- BREAKFAST KITCHEN WITH BUILT IN APPLIANCES
- LANDSCAPED REAR GARDEN
- REMAINING NHBC WARRANTY
- POPULAR LOCATION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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FLOOR PLAN: This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.