



Taylors

12 Essex Avenue, Kingswinford, DY6 9RH

£310,000

3 1 2



The accommodation briefly comprises: enclosed porch, welcoming reception hall, two spacious reception rooms, fitted kitchen, and a utility area with guest cloakroom off. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. To the front, a driveway provides off-road parking and leads to the garage. The rear garden is a true highlight—featuring a shaped lawn, mature, well-stocked borders, and enjoying a sunny aspect, ideal for relaxation or entertaining. Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC TBC

Porch - 2.01m x 1.17m (6'7" x 3'10")

Reception Hall - 4.37m x 2.06m (14'4" x 6'9")

Sitting Room - 3.89m x 3.86m (12'9" x 12'8") At widest points

Dining Room - 4.01m x 3.28m (13'2" x 10'9") At widest points

Kitchen - 2.67m x 2.67m (8'9" x 8'9")

Utility - 1.96m x 1.55m (6'5" x 5'1")

Cloakroom/WC - 1.52m x 1.27m (5'0" x 4'2")

Landing - 2.67m x 2.62m (8'9" x 8'7")

Bedroom One - 3.99m x 3.28m (13'1" x 10'9") Measured to fitted wardrobes

Bedroom Two - 3.66m x 2.67m (12'0" x 8'9") Measured to fitted wardrobes

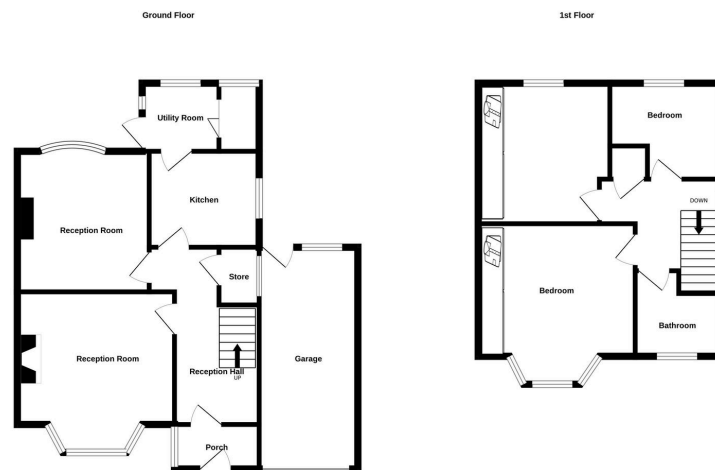
Bedroom Three - 2.74m x 2.69m (9'0" x 8'10") At widest points

Bathroom - 2.08m x 2.97m (6'10" x 9'9") At widest points

Linen Cupboard

Garage - 5.74m x 2.49m (18'10" x 8'2")

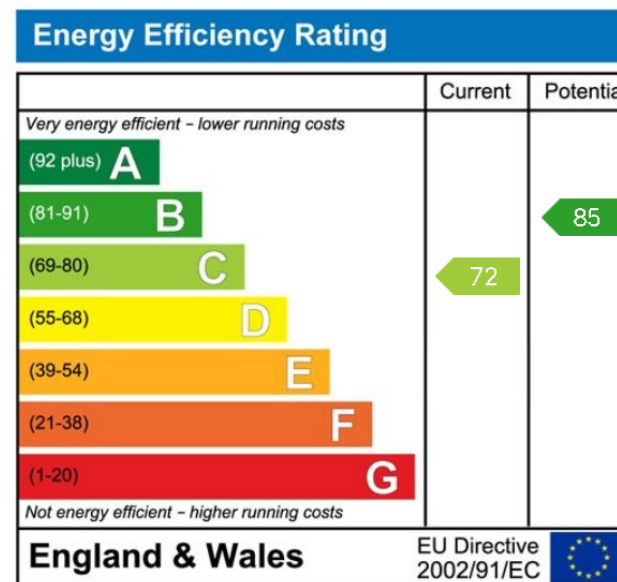




Measurements are approximate. Not to scale. Illustrative purposes only.
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- NO UPWARD CHAIN
- GREAT LOCATION
- AN IDEAL FAMILY HOME
- LOVELY REAR GARDEN
- NOT FAR FROM GREAT SCHOOLS
- TWO RECEPTION ROOMS
- AMAZING POTENTIAL
- TO VIEW 01384 401777



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