



**Taylors**



KINGSWINFORD, 65 Chelford Crescent

£235,000

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Backing onto the nature reserve, creating a private rear aspect, this MODERN SEMI DETACHED HOUSE includes DRIVEWAY/ PARKING, GARAGE and to the rear is a BEAUTIFULLY LAID OUT ESTABLISHED GARDEN.

The SPACIOUS layout is WELL PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and includes: reception Hall, full width lounge, fitted kitchen, TWO DOUBLE BEDROOMS and modern bathroom.

The front driveway provides off road parking and an approach to the GARAGE. The private rear garden includes a patio area, well maintained lawns, established borders and backs onto the nature reserve, creating a private aspect and a haven for local wildlife.

Whilst located upon the fringes of the 'High Acres' development, the property is well placed for amenities, including primary and secondary schools, local shops and bus routes. There is easy access to the centre of Kingswinford and surrounding towns.

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 B. EPC D. KINGSWINFORM OFFICE

Reception Hall - 5.82m x 1.78m (19'1" x 5'10")

Lounge - 4.27m x 3.18m (14'0" x 10'5")

Kitchen - 2.34m x 2.31m (7'8" x 7'7")

Bedroom 1 - 4.14m x 2.97m (13'7" x 9'9")

Bedroom 2 - 3.71m x 2.84m (12'2" x 9'4")

Bathroom - 2.41m x 1.98m (7'11" x 6'6")

Garage - 4.8m x 2.49m (15'9" x 8'2")







- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FULL WIDTH LOUNGE
- DRIVEWAY/ PARKING
- GARAGE
- BEAUTIFUL REAR GARDEN
- BACKS ONTO NATURE RESERVE
- POPULAR LOCATION
- CONVENIENT FOR SCHOOLS AND SHOPS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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