



Taylors

WORDSLEY, 1 Friars Close

£295,000

3 1 2



The GOOD SIZED accommodation includes GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and comprises: Reception Hall, Full Depth Lounge, Separate Dining Room, spacious fitted kitchen with built in appliances, Utility Room/ Laundry Room, THREE BEDROOMS and modern Bathroom. The property also offers potential for extension (subject to obtaining planning permission).

To the fore is the LARGE DRIVEWAY, which provides ample off road parking, CARPORT and to the rear/ side are BEAUTIFULLY MAINTAINED GARDENS. The property is within walking distance from popular schools, local shops, park and nearby countryside. and park. There is easy access to surrounding towns and villages.

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 C. EPC D. KINGSWINFORD OFFICE

Reception Hall - 4.42m x 1.83m (14'6" x 6'0") max.

Lounge - 7.26m x 3.43m (23'10" x 11'3") max.

Dining Area - 2.72m x 2.67m (8'11" x 8'9")

Kitchen - 4.19m x 2.24m (13'9" x 7'4")

Utility Room - 2.36m x 1.85m (7'9" x 6'1")

First Floor Landing

Bedroom 1 - 3.45m x 3.25m (11'4" x 10'8")

Bedroom 2 - 3.45m x 3.28m (11'4" x 10'9")

Bedroom 3 - 2.18m x 2.08m (7'2" x 6'10")

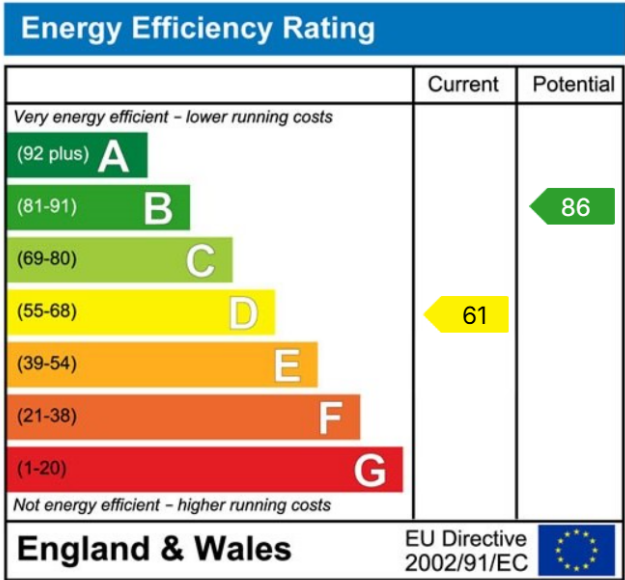
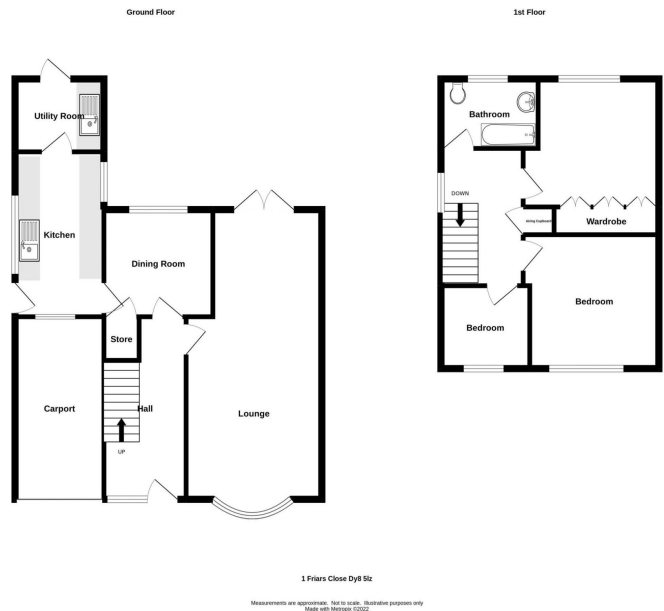
Bathroom - 2.44m x 1.73m (8'0" x 5'8")

Carport - 4.8m x 2.77m (15'9" x 9'1")





- NO UPWARD CHAIN
- THREE BEDROOMS
- CORNER POSITION
- CARPORT
- UTILITY ROOM
- MODERN SEMI DETACHED HOUSE
- EXTENDED
- FRONT, SIDE & REAR GARDENS
- CUL DE SAC
- SHORT WALK TO SCHOOLS AND SHOPS



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