



Taylors

KINGSWINFORD, 9 Wellington Close

£325,000

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The accommodation includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance hall, large lounge, inner hall, LARGE GARDEN/ SITTING ROOM, refitted kitchen with built in appliances, TWO BEDROOMS (bedroom 1 includes built in wardrobes) and a modern fitted shower room.

Off road parking is provided by the FRONT/ SIDE DRIVEWAY, which also leads to the SINGLE GARAGE (the garage roof has been replaced in recent years). The rear garden comprises of a large paved patio, lawns, established borders and enjoys a private rear aspect.

Wellington Close is approached from Auckland Road and is well placed for amenities, including local shops, regular public transport services and there is easy access to the heart of Kingswinford, which offers a wide selection of shops, supermarkets, restaurants and pubs.

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 D. EPC C. KINGSWINFORD OFFICE

Entrance Hall - 1.68m x 0.84m (5'6" x 2'9")

Lounge - 5.61m x 3.73m (18'5" x 12'3")

Kitchen - 3.89m x 2.41m (12'9" x 7'11")

Garden/ Sitting Room - 4.32m x 3.73m (14'2" x 12'3")

Bedroom 1 - 4.19m x 2.69m (13'9" x 8'10")

Bedroom 2 - 3.3m x 2.51m (10'10" x 8'3")

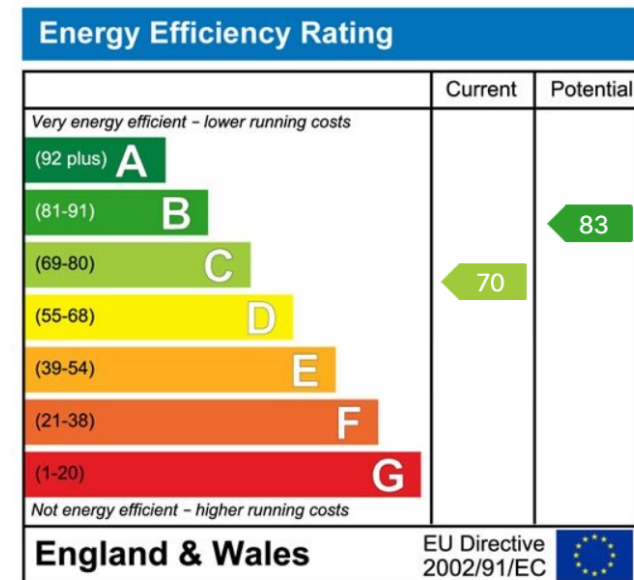
Shower Room - 2.11m x 1.68m (6'11" x 5'6")

Garage - 5.33m x 2.46m (17'6" x 8'1")





- NO UPWARD CHAIN
- DETACHED BUNGALOW
- EXTENDED
- LARGE LOUNGE
- SPACIOUS SITTING/ GARDEN ROOM
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- CUL DE SAC
- DRIVEWAY & GARAGE
- PRIVATE REAR GARDEN



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