



Taylors

KINGSWINFORD, 5 Kendall Rise

Offers In Region Of £275,000

3 1 3



The **SPACIOUS** accommodation is **WELL APPOINTED** and **TASTEFULLY PRESENTED** throughout. Including **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**, the accommodation comprises: entrance hall, large front lounge, rear dining room with french doors to the rear garden, play room second sitting room/home office, extended kitchen with built in appliances, utility room, ground floor WC, **THREE BEDROOMS** and a luxury refitted shower room.

The **LARGE BLOCK PAVED DRIVEWAY** provides ample off road parking and to the rear is a **LARGE SUNNY GARDEN**, which comprises of a block paved patio, well maintained lawn and decking.

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.
Council Tax Band C. EPC TBA. **KINGSWINFORD OFFICE**

Entrance Hall - 1.78m x 1.17m (5'10" x 3'10")

Living Room - 4.47m x 2.36m (14'8" x 7'9")

Dining Room - 2.95m x 2.84m (9'8" x 9'4")

Kitchen - 4.95m x 2.97m (16'3" x 9'9")

Utility Room - 2.16m x 1.22m (7'1" x 4'0")

WC - 2.18m x 0.76m (7'2" x 2'6")

Sitting Room/Home Office - 5.56m x 2.16m (18'3" x 7'1")

Bedroom 1 - 3.3m x 2.72m (10'10" x 8'11")

Bedroom 2 - 2.97m x 2.92m (9'9" x 9'7")

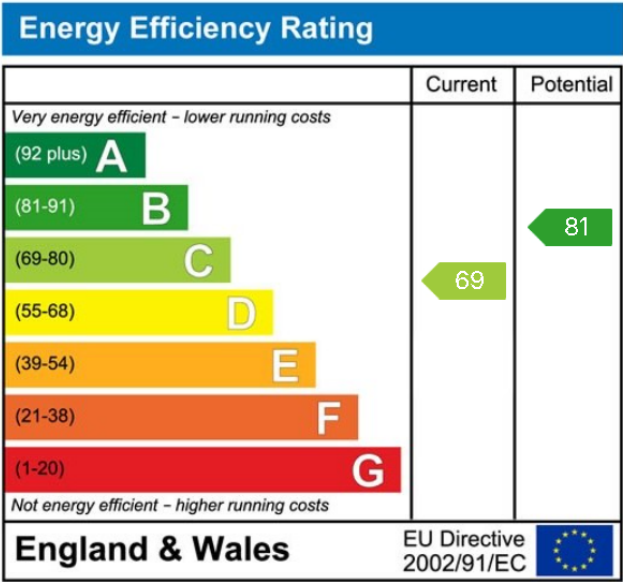
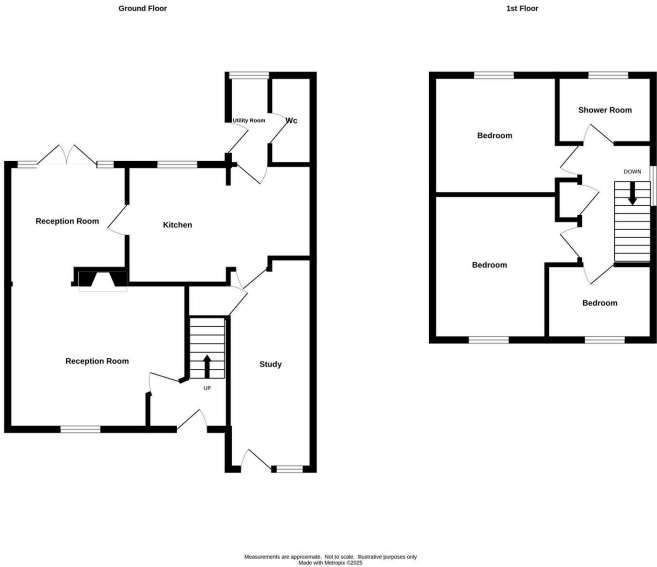
Bedroom 3 - 2.64m x 1.83m (8'8" x 6'0")

Shower Room - 2.34m x 1.6m (7'8" x 5'3")





- THREE BEDROOM FAMILY HOME
- LANDSCAPED GARDEN
- FITTED KITCHEN
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- VERY WELL MAINTAINED
- PLAY ROOM/HOME OFFICE
- CUL DE SAC
- GROUND FLOOR WC
- UTILITY
- CLOSE TO SCHOOLS & AMENITIES



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