



**Taylors**

# WORDSLEY, 13 Coldstream Drive

£285,000

3 1 2



Available with NO UPWARD CHAIN, this SUBSTANTIAL SEMI DETACHED FAMILY HOME, has been CONSIDERABLY EXTENDED to both the ground and first floors and also includes a 'dormer' loft conversion, now offering a EXTREMELY SPACIOUS layout, which includes THREE DOUBLE BEDROOMS.

The accommodation does require cosmetic updating, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance hall, full width front lounge, separate rear sitting/ dining room and kitchen extension. The first floor includes a large landing, TWO LARGE DOUBLE BEDROOMS, enlarged modern bathroom and stairs to the converted loft, which includes a dormer extension and enjoys impressive elevated views.

The property is set back beyond the front garden with FRONT/ SIDE DRIVEWAY, GARAGE and to the rear is a 'SUNNY' GARDEN, which includes a patio and artificial lawn.

Coldstream Drive forms part of the desirable 'Rectory Fields' development, which is convenient for local shops, schools and has easy access to both Kingswinford and Stourbridge town centres.

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 D. EPC C. KINGSWINFORD OFFICE

Reception Hall - 1.45m x 1.27m (4'9" x 4'2")

Lounge - 5.23m x 3.38m (17'2" x 11'1")

Dining Room - 5.21m x 4.04m (17'1" x 13'3")

Kitchen - 4.83m x 0m (15'10" x 0'0")

Bedroom 1 - 4.6m x 3.1m (15'1" x 10'2")

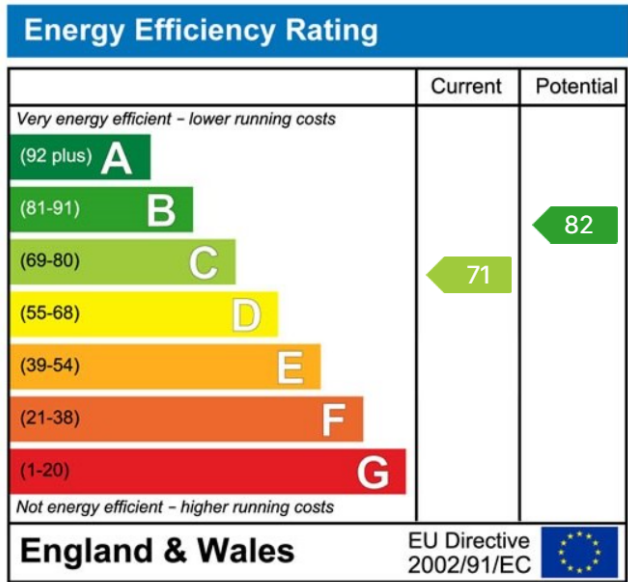
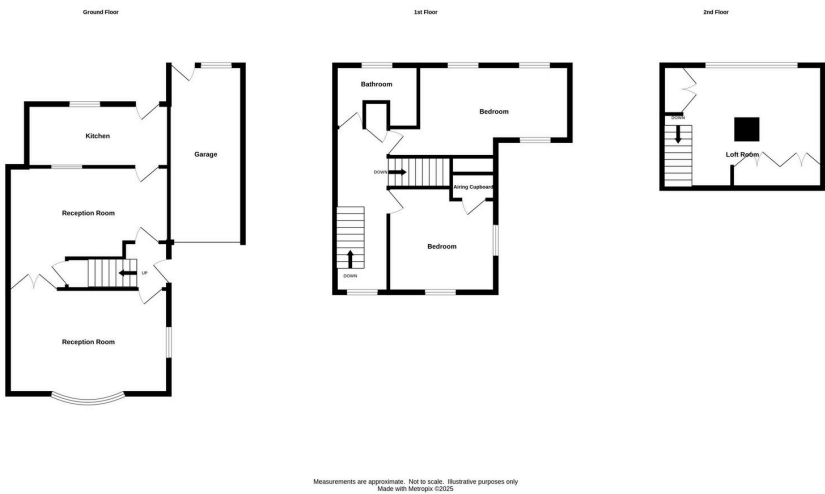
Bedroom 2 - 3.35m x 3m (11'0" x 9'10")

Bedroom 3 - 5.18m x 4.04m (17'0" x 13'3") max.





- NO UPWARD CHAIN
- SUBSTANTIALLY EXTENDED
- TWO RECEPTION ROOMS
- GARAGE
- CLOSE TO SHOPS and SCHOOLS
- SEMI DETACHED FAMILY HOME
- THREE LARGE DOUBLE BEDROOMS
- DRIVE/ PARKING
- CONVENIENT LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING



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