



Taylors

KINGSWINFORD, 85 Oak Street

£285,000

3 1 1



The **GENEROUS** layout includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance hall with built in storage/ cloakroom, large lounge with dining area, lobby, spacious fitted kitchen with breakfast/ dining area and french doors to the rear garden, **THREE GOOD SIZED BEDROOMS** and a first floor bathroom. The property also offers potential for **EXTENSION** and/ or loft conversion (subject to obtaining any necessary planning permission and building regulation approval).

The **LARGE SIDE GARAGE** provides off road parking and storage. The established rear garden includes a paved patio, side court yard and long well maintained lawns. The garden also enjoys a sunny and private rear aspect.

Oak Street leads in between Cot Lane and Market Street. Village shops, restaurants, friendly pubs and desirable schools are all within walking distance of the property.

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 - 2.39m x 0.91m (7'10" x 3'0")

Lounge/ Diner - 8.56m x 4.55m (28'1" x 14'11")

Lobby - 2.29m x 2.26m (7'6" x 7'5")

Kitchen - 5.79m x 3.15m (19'0" x 10'4") max.

Bedroom 1 - 3.76m x 2.72m (12'4" x 8'11")

Bedroom 2 - 3.68m x 1.91m (12'1" x 6'3")

Bedroom 3 - 3.73m x 1.75m (12'3" x 5'9")

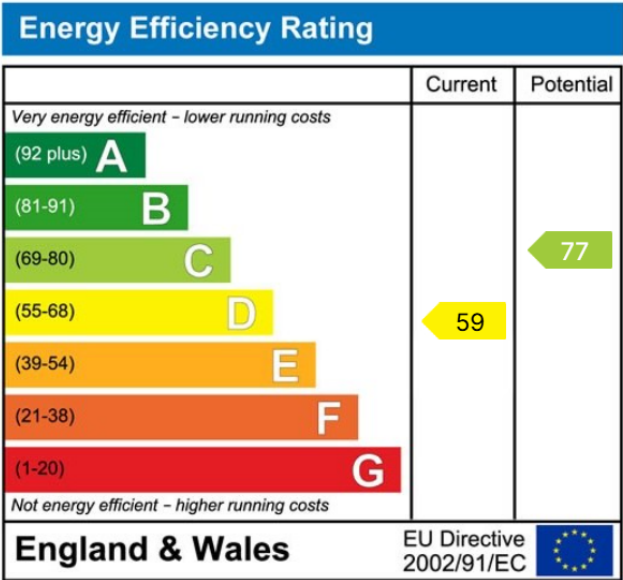
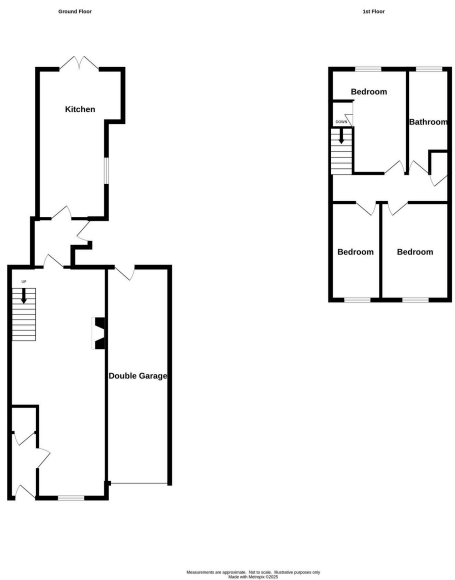
Bathroom - 3.68m x 1.57m (12'1" x 5'2")

Garage - 8.74m x 2.74m (28'8" x 9'0")





- LARGE SEMI DETACHED FAMILY HOME
- LARGE LOUNGE/ DINER
- FIRST FLOOR BATHROOM
- GENEROUS GARAGE
- WELL PLACED FOR DESIRABLE SCHOOLS
- THREE GOOD SIZED BEDROOMS
- KITCHEN WITH BREAKFAST/ DINING AREA
- LARGE SUNNY & PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION



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