



Taylors

KINGSWINFORD, 4 Standhills Road

£215,000

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The GENEROUS layout has been RECENTLY IMPROVED, having been RE DECORATED throughout and including NEW CARPETS/ FLOOR COVERINGS. The accommodation includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, generous rear lounge, separate dining room/ second sitting room, fitted kitchen with integrated appliances, separate utility/ laundry room, THREE GOOD SIZED DOUBLE BEDROOMS and modern bathroom with shower. The property is set well back from the road beyond the DRIVEWAY which provides off road parking. To the rear is a LARGE GARDEN, comprising of a generous paved patio, with side entry, lawn and enjoys a private and sunny rear aspect.

Standhills Road offers an established location which is convenient for primary and secondary schools, park and village shops and amenities. Regular public transport services are close by and there is easy access to the popular Merry Hill Shopping Centre.

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 A. EPC C. KINGSWINFORD OFFICE

Reception Hall - 2.87m x 1.7m (9'5" x 5'7")

Lounge - 5m x 2.92m (16'5" x 9'7")

Dining Room - 2.92m x 2.84m (9'7" x 9'4")

Kitchen - 3.58m x 1.91m (11'9" x 6'3")

Utility Room - 2.36m x 1.91m (7'9" x 6'3")

Bedroom 1 - 3.94m x 3.02m (12'11" x 9'11")

Bedroom 2 - 3.07m x 3.02m (10'1" x 9'11")

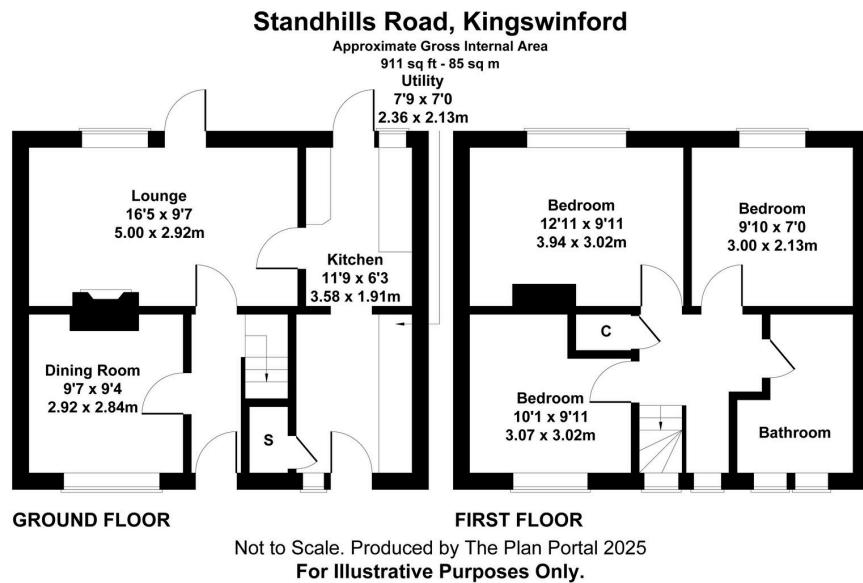
Bedroom 3 - 3m x 2.13m (9'10" x 7'0")

Bathroom - 2.26m x 2.16m (7'5" x 7'1") max.

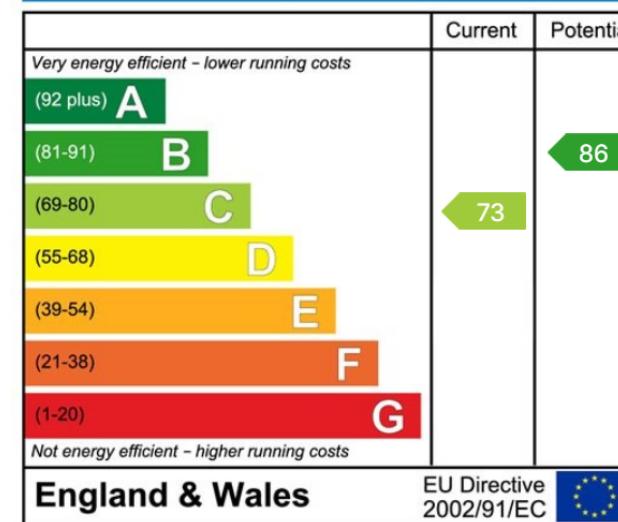




- LARGE MID TERRACED FAMILY HOME
- LOUNGE & DINING ROOM
- DRIVE/ PARKING
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- GOOD SIZED SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- CONVENIENT FOR AMENITIES



Energy Efficiency Rating



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