






**Taylors**



**WORDSLEY, 32 Guardians Walk**  
**£450,000**

 4  3  2





The **GENEROUS** layout includes **AIR CONDITIONING**, **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: through reception hall with WC off, large rear lounge with walk in bay window. The **ENLARGED LUXURY FITTED KITCHEN** features 'quartz' work tops, integrated hob, integrated oven, integrated microwave, integrated fridge/ freezer, breakfast bar and double doors to the **DINING ROOM** extension, which includes a 'lantern' roof light and double french doors to the rear garden. The impressive main bedroom is located on the top floor, includes fitted wardrobes and a **LARGE LUXURY ENSUITE BATHROOM**. There are three further bedrooms plus a further bedroom 5/ study and spacious family bathroom. **FULL WIDTH BLOCK PAVED/ TARMAC DRIVEWAY, SINGLE GARAGE . LANDSCAPED REAR GARDEN.**

**Reception Hall - 4.67m x 1.96m (15'4" x 6'5")**

**Ground Floor WC**

**Lounge - 4.7m x 3.91m (15'5" x 12'10")**

**Kitchen - 8.48m x 2.44m (27'10" x 8'0")**

**Dining Room - 3.63m x 2.82m (11'11" x 9'3")**

**Bedroom 1 - 4.62m x 3.99m (15'2" x 13'1")**

**Ensuite Bathroom - 4.39m x 2.08m (14'5" x 6'10")**

**Bedroom 2 - 3.4m x 2.77m (11'2" x 9'1")**

**Ensuite Shower Room - 2.18m x 1.55m (7'2" x 5'1") max.**

**Bedroom 3 - 3.94m x 2.36m (12'11" x 7'9") max.**

**Bedroom 4 - 3.25m x 2.36m (10'8" x 7'9")**

**Bedroom/Study - 2.54m x 2.21m (8'4" x 7'3") max.**

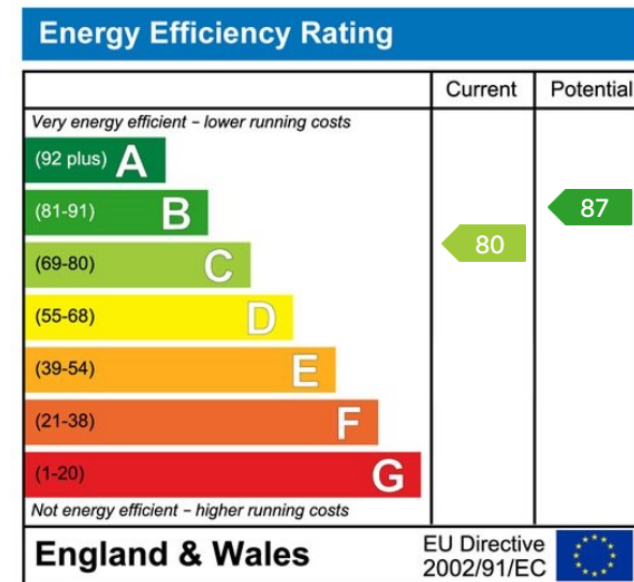
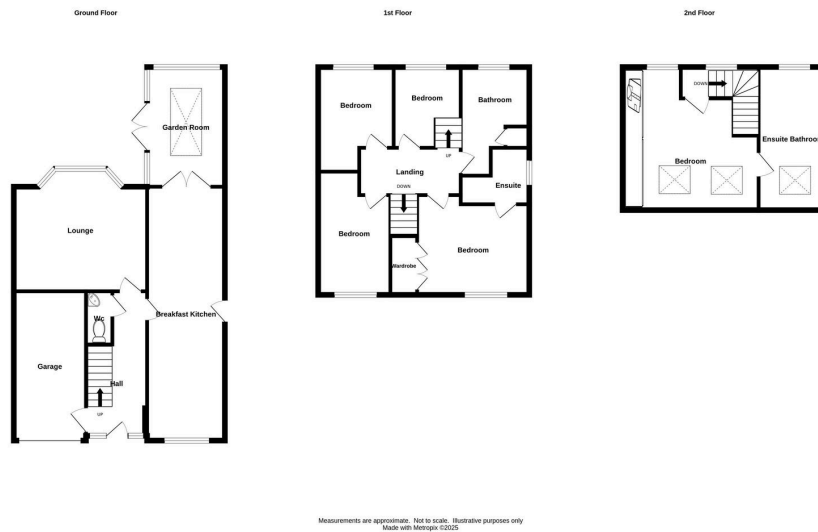
**Family Bathroom - 3.53m x 2.21m (11'7" x 7'3")**

**Garage - 4.98m x 2.29m (16'4" x 7'6")**





- LARGE DETACHED FAMILY HOME
- 4/5 BEDROOMS
- DINING ROOM WITH 'LANTERN' ROOF LIGHT
- FULL WIDTH DRIVEWAY
- LANDSCAPED REAR GARDEN
- SUBSTANTIALLY EXTENDED
- GROUND FLOOR WC
- ENLARGED LUXURY BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE
- AIR CONDITIONING



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