



Taylor's

WORDSLEY, 11 Brindley Close

£437,500

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Comprising: entrance hall, ground floor WC, through lounge diner with bay window, French doors and sliding barn style doors to kitchen, fully integrated chef's breakfast kitchen with high spec. appliances, landing, main bedroom with fitted en-suite, three further bedrooms and fitted family bathroom. To the front is a large driveway for several vehicles, garage with electric door, EV charging point and gated side access. At the rear is a fully landscaped, private, sunny South Easterly facing garden incorporating large slate patio off the lounge, with large electric awning & LED lighting, further large slate walled patio at the latter section with armoured cable installed for a hot tub (needs connecting to box) and a further smaller slate patio, covered by a wooden gazebo with LED solar remote control lighting, ideal for seating and BBQ or outside kitchen. Services: All main services are connected. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk Assessment: Very Low. Council Tax Band D. EPC TBA. KINGSWINFORD OFFICE.

Reception Hall - 3.53m x 2.49m (11'7" x 8'2") max.

WC - 1.65m x 1.09m (5'5" x 3'7")

Lounge/ diner - 7.54m x 3.53m (24'9" x 11'7") -

Kitchen - 4.85m x 3.07m (15'11" x 10'1")

First Floor Landing -

Bedroom 1 - 3.68m x 3.61m (12'1" x 11'10") (front) (double) -

Ensuite Shower Room - 1.83m x 1.47m (6'0" x 4'10")

Bedroom 3 - 2.95m x 2.87m (9'8" x 9'5") (rear) (double)

Bedroom 4 - 3.3m x 2.57m (10'10" x 8'5") (rear)

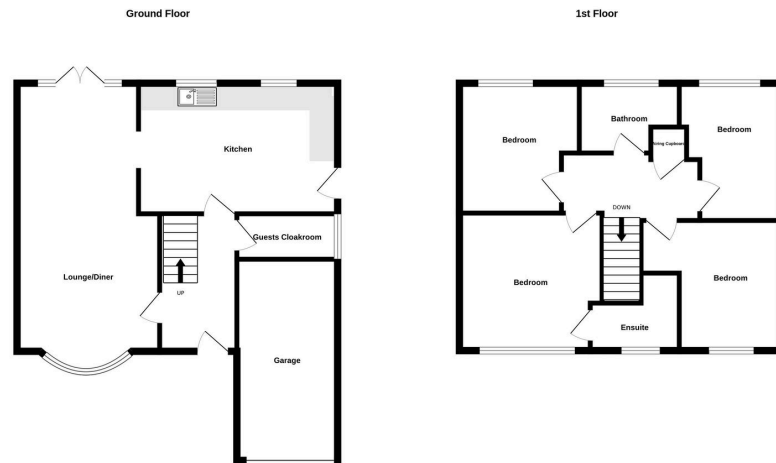
Family Bathroom - 2.31m x 1.68m (7'7" x 5'6") (rea

Garage - 5.16m x 2.72m (16'11" x 8'11")

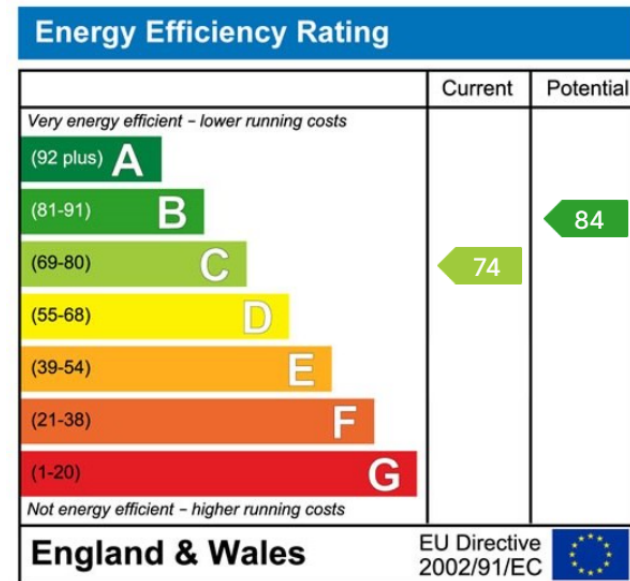




- NO UPWARD CHAIN
- STUNNING FOUR BEDROOM DETACHED
- FOUR LARGE BEDROOMS
- FULLY INTEGRATED CHEF'S BREAKFAST KITCHEN WITH HIGH END APPLIANCES
- SPACIOUS BAY FRONTED THROUGH LOUNGE DINER WITH FRENCH DOORS & BAY WINDOW
- MASTER BATHROOM, EN-SUITE TO MASTER & GROUND FLOOR WC
- DRIVEWAY & GARAGE WITH ELECTRIC DOOR
- EV CHARGING POINT & ALARM
- FULLY DOUBLE GLAZED WITH FLUSH CASEMENT WINDOWS
- PRIVATE LANDSCAPED SUNNY REAR GARDEN WITH ELECTRIC AWNING



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025



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