



Taylor's

WALL HEATH VILLAGE, 36 Heathbrook Avenue

£565,000

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Comprises: reception hall with Karndean floor and guest cloakroom/ WC off, front sitting room with walk in bay window, an extended rear family/living room with bi-folding doors and velux roof lights. The extended luxury fitted family dining kitchen features 'quartz' work tops and includes integrated twin ovens, hob, dishwasher, full height fridge, full height freezer and an 'island' unit. There is a rear hall and to the first floor are four goodsized bedrooms, (bedroom 1 includes en suite bathroom) a family bathroom and separate WC. The property is enhanced further by the front garden, Driveway and a generous garage with utiloiry area. To the rear is a private garden .Tenure: FREEHOLD. Construction: standard brick walls and tiled roof. Services: All main services are connected. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Reception Hall - 4.62m x 2.79m (15'2" x 9'2") max.

WC - 1.73m x 0.84m (5'8" x 2'9")

Lounge - 4.04m x 3.45m (13'3" x 11'4")

Extended Sitting Room - 5.94m x 3.56m (19'6" x 11'8")

Extended Family Dining Kitchen - 5.44m x 5.05m (17'10" x 16'7")

Rear Hall - 2.46m x 0.97m (8'1" x 3'2")

First Floor Landing

Bedroom 1 - 4.29m x 3.45m (14'1" x 11'4")

Ensuite Bathroom - 2.16m x 1.83m (7'1" x 6'0")

Bedroom 2 - 4.11m x 3.45m (13'6" x 11'4")

Bedroom 3 - 3.63m x 3.48m (11'11" x 11'5")

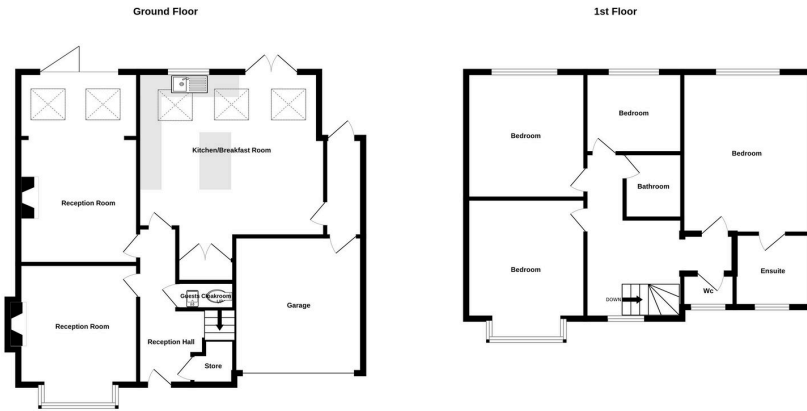
Bedroom 4 - 2.79m x 2.59m (9'2" x 8'6")

Family Bathroom - 1.91m x 1.7m (6'3" x 5'7")

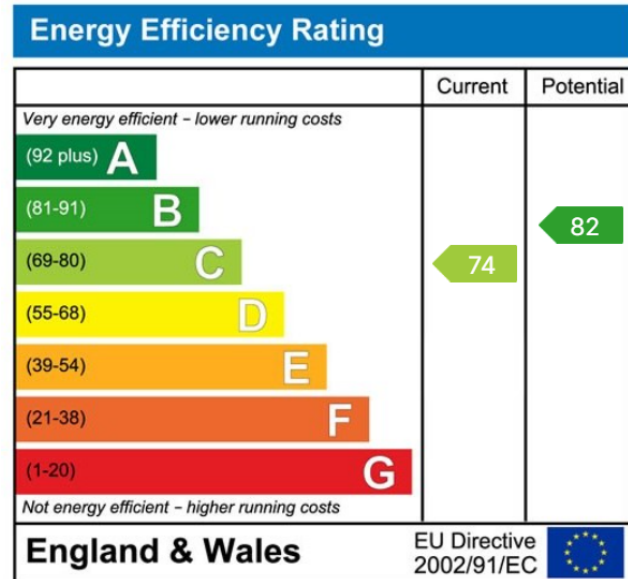




- DETACHED FAMILY HOME
- SUBSTANTIALLY EXTENDED
- FOUR LARGE BEDROOMS
- ENSUITE BATHROOM
- LARGE LUXURY FAMILY DINING KITCHEN
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- DRIVEWAY & GARAGE
- PRIVATE REAR GARDEN
- CUL DE SAC



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2020)



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