



**Taylors**



# KINGSWINFORD, 62 Balfour Road

£300,000

3 1 2





The accommodation is VERY SPACIOUS and ATTRACTIVELY APPOINTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with guest cloakroom/ WC off, large front lounge with feature fireplace, separate dining room, luxury fitted kitchen with integrated appliances, THREE BEDROOMS and modern fitted bathroom.

The FULL WIDTH DRIVEWAY provides off road parking for two/ three cars and located to the rear is the SINGLE GARAGE. The 'sunny' rear garden includes a paved patio, good sized, a well maintained lawn and access to the rear of the single garage.

Balfour Road forms part of the Blandford development, which is well placed for both primary and secondary schools. There are supermarkets on nearby Stallings Lane and there is easy access to the centres of Kingswinford and Wall Heath villages.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Council Tax Band C. EPC D. KINGSWINFORD OFFICE

Reception Hall -

Ground Floor WC -

Lounge - 4.65m x 4.01m (15'3" x 13'2")

Dining Room - 3.45m x 2.49m (11'4" x 8'2")

Kitchen - 3.43m x 2.39m (11'3" x 7'10")

Bedroom 1 - 3.99m x 2.9m (13'1" x 9'6")

Bedroom 2 - 3.51m x 2.39m (11'6" x 7'10")

Bedroom 3 - 2.64m x 2.49m (8'8" x 8'2")

Bathroom - 2.62m x 1.68m (8'7" x 5'6")

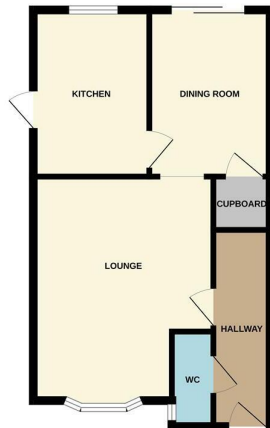
Garage - 5.16m x 2.41m (16'11" x 7'11")





- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- REFITTED KITCHEN
- GROUND FLOOR WC
- FULL WIDTH DRIVEWAY
- SINGLE GARAGE AT REAR
- SUNNY REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SHORT WALK TO BLANDFORD MERE PRIMARY SCHOOL

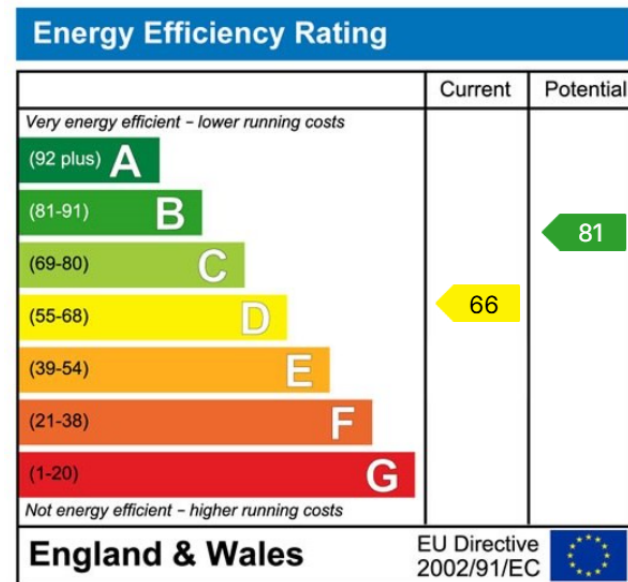
GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.  
Made with MapInfo 0225



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