



Taylors

WORDSLEY, 56 Lawnswood Road
£190,000

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The **GENEROUS** and **WELL PRESENTED** layout includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance hall, large front lounge/ dining room with walk in bay window, full width rear lounge with 'dual fuel' fire, spacious fitted kitchen. To the first floor are the **THREE LARGE DOUBLE BEDROOMS** and a good sized modern family bathroom. The property is set well back from the road beyond the **LARGE BLOCK PAVED DRIVEWAY**, which provides off road parking for several vehicles and an approach to the **GENEROUS GARAGE**. The rear garden includes an initial paved patio area with shed, a further paved patio leading onto lawn.

Tenure: **FREEHOLD**. Construction: brick with a pitched tiled and flat roof. The property has previously benefited from structural repairs following a drainage issue, which we are advised has since been fully resolved. Services: All mains services are connected. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk Assessment: Environmental data indicates a high surface water risk; however, there are no known issues reported by the current owner. Council Tax Band **B**. EPC **D**. **KINGSWINFORD OFFICE**.

Entrance Hall -

Lounge - 4.57m x 3.05m (15'0" x 10'0")

Dining Room - 3.78m x 3.58m (12'5" x 11'9")

Kitchen - 3.15m x 2.39m (10'4" x 7'10")

First Floor Landing

Bedroom 1 - 4.57m x 3.33m (15'0" x 10'11") max.

Bedroom 2 - 4.57m x 3.02m (15'0" x 9'11")

Bedroom 3 - 3.18m x 2.34m (10'5" x 7'8")

Bathroom - 2.08m x 1.96m (6'10" x 6'5")

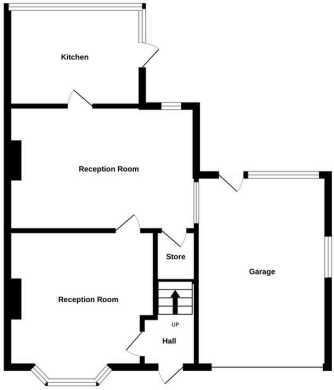
Garage - 4.85m x 3.18m (15'11" x 10'5")



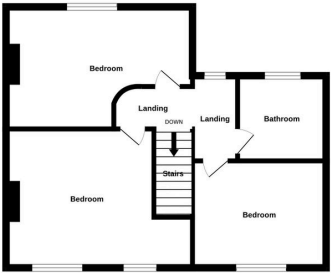


- IDEAL INVESTMENT - POTENTIAL RENTAL YIELD £1350 pcm
- THREE DOUBLE BEDROOMS
- LARGE SEMI DETACHED FAMILY HOUSE
- LOUNGE & DINING ROOM
- LARGE BLOCK PAVED DRIVEWAY
- GARAGE
- REAR GARDEN
- OPPOSITE PARK
- SHORT WALK TO PARK, SHOPS AND SCHOOLS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

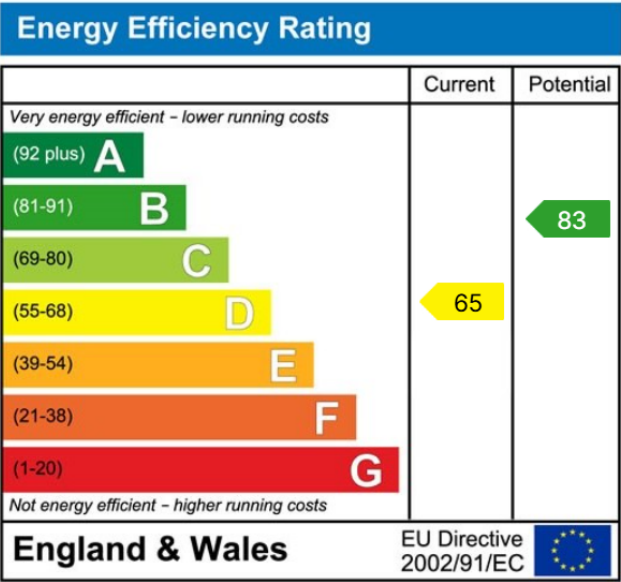
Ground Floor



1st Floor



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



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