

Taylors

KINGSWINFORD, 81a Cot Lane

£375,000

3 2 2









The accommodation includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with WC off, large front lounge, featuring a fireplace with mirror above, separate dining room with double doors to the kitchen and 'french' doors to the rear garden. The luxury fitted kitchen includes integrated hob, oven, fridge and dish washer. From the kitchen is the utility room, which provides an integrated washing machine and cupboard storage space. To the first floor are THREE DOUBLE BEDROOMS with LUXURY REFITTED ENSUITE SHOWER ROOM and all bedrooms include fitted/ built in wardrobes. The first floor also offers a REFITTED FAMILY SHOWER ROOM. The BROAD 'BLOCK PAVED' DRIVEWAY provides off road parking and an approach to the GARAGE. 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 E. EPC C. KINGSWINFORD OFFICE.



Reception Hall - 2.06m x 1.88m (6'9" x 6'2") max. (0.86m (2'10") min. width) **WC** - 1.68m x 0.66m (5'6" x 2'2")

Lounge - 5.36m x 4.27m (17'7" x 14'0")

Dining Room - 3.02m x 2.97m (9'11" x 9'9")

Kitchen - 2.97m x 2.84m (9'9" x 9'4")

Utility Room - 2.64m x 1.37m (8'8" x 4'6") max.

Bedroom 1 - 5.97m x 2.54m (19'7" x 8'4")

Ensuite Shower Room - 2.39m x 1.57m (7'10" x 5'2")

Bedroom 2 - 3.51m x 2.77m (11'6" x 9'1")

Bedroom 3 - 3.33m x 2.41m (10'11" x 7'11")

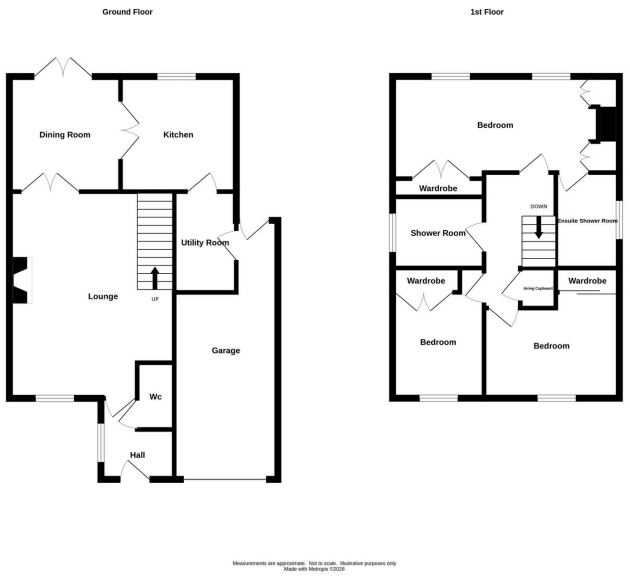
Family Shower Room - 2.39m x 1.85m (7'10" x 6'1")

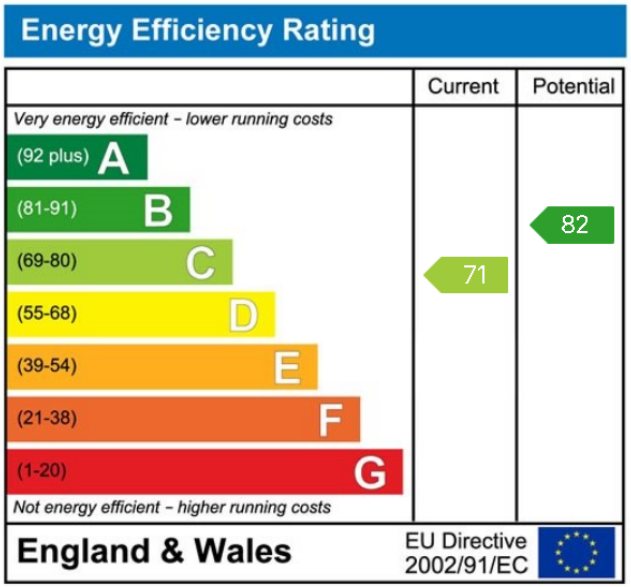
Garage - 4.9m x 2.57m (16'1" x 8'5")





- DETACHED FAMILY HOME
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- LOUNGE & DINING ROOM
- UTILITY ROOM
- BLOCK PAVED DRIVEWAY
- GARAGE
- PRIVATE & SUNNY REAR GARDEN





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