



**Taylors**



# KINGSWINFORD, 15 Grant Close

£110,000

1 1 1





Available with NO UPWARD CHAIN, this FIRST FLOOR FLAT, is well placed within the very popular 'Charterfields' development. The WELL APPOINTED layout is WELL PROPORTIONED and includes ONE DOUBLE BEDROOM. The property also features a SINGLE GARAGE, located to the rear.

Benefiting from its own ground floor entrance, the property includes UPVC DOUBLE GLAZING and comprises: ground floor entrance hall, first floor landing, good sized lounge/ diner, inner hall, modern fitted kitchen with integrated appliances, ONE DOUBLE BEDROOM with built in wardrobe and a modern shower room.

Located to the rear of the property is a SINGLE GARAGE and the flat is within walking distance from supermarkets, shops and public transport services.

Tenure: LEASEHOLD. Approximately 137 years remaining on lease. GROUND RENT: NIL. SERVICE/ MAINTENANCE CHARGE: NIL. Construction: Standard Brick Construction with tiled roof. Mains Electric, Water and Drainage services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band - A. EPC - D. KINGSWINFORD OFFICE.

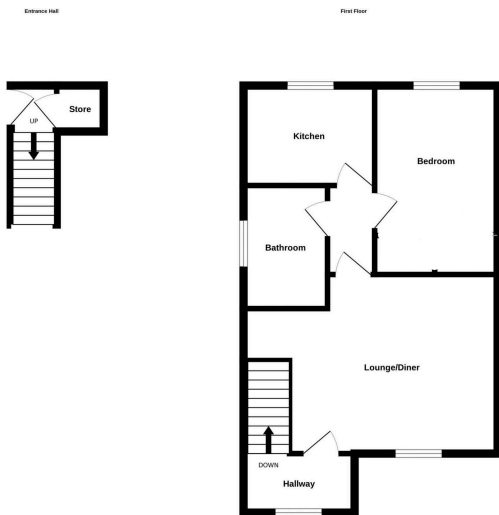
**Living Room** - 3.86m x 5.51m (12'8" x 18'1") MAX

**Kitchen** - 2.36m x 2.79m (7'9" x 9'2")

**Bedroom** - 2.64m x 3.28m (8'8" x 10'9")

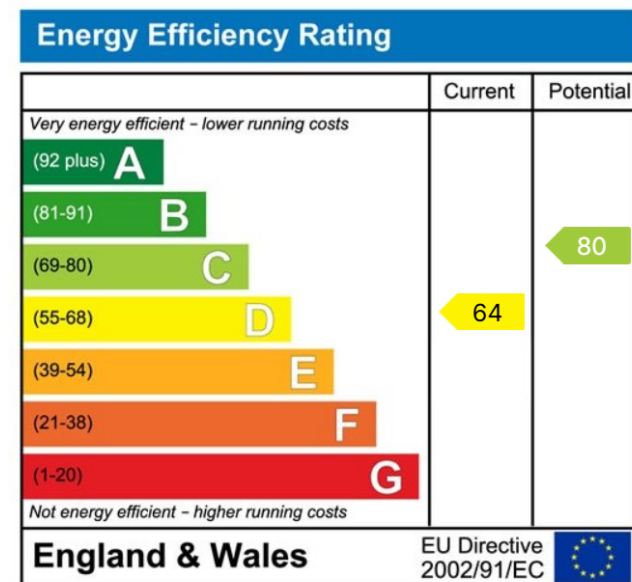
**Shower Room** - 1.88m x 1.93m (6'2" x 6'4")





Measurements are approximate. Not to scale. Illustrative purposes only.  
Plans are subject to change.

- NO UPWARD CHAIN
- ONE DOUBLE BEDROOM
- MODERN FITTED SHOWER ROOM
- GARAGE
- CLOSE TO AMENITIES
- FIRST FLOOR FLAT
- MODERN FITTED KITCHEN
- PRIVATE GROUND FLOOR ENTRANCE
- CUL DE SAC
- UPVC DOUBLE GLAZING



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