



**Taylor's**

# KINGSWINFORD, 1 Rushlight Gardens

£350,000

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Well placed within a residential cul-de-sac, this **SUBSTANTIAL, DOUBLE FRONTED, DETACHED FAMILY HOME** forms one of the larger style detached properties and combines a desirable location with a **GENEROUS and WELL APPOINTED** layout of accommodation.

With **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING** the layout comprises: through reception hall with guest cloakroom/WC off, large lounge with 'bay' window, separate dining room with bay window, large full width living family dining kitchen with integrated appliances and French style doors to the rear garden. To the first floor are **FOUR GOOD SIZED BEDROOMS**, ensuite shower room and family bathroom.

Rushlight Gardens forms a small residential cul de sac, which is well placed upon the fringes of the very popular 'Himley View' development. The property is well placed for local amenities, including shops, supermarkets and schools.

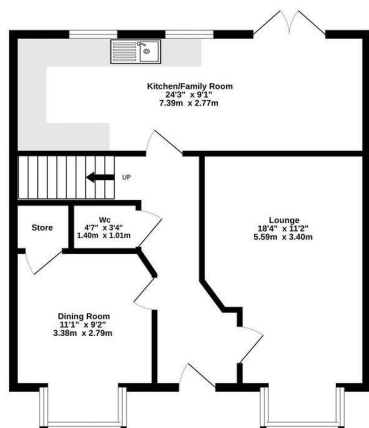
Tenure: Freehold. Construction: brick with a pitched tiled roof.  
Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Flood Risk: Very Low. Council Tax Band E . EPC C. **KINGSWINFORD OFFICE.**



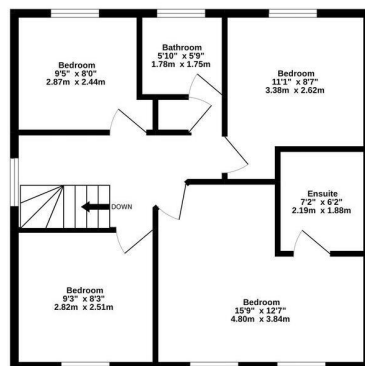


- LARGE DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM
- LARGE FULL WIDTH FAMILY LIVING/ DINING KITCHEN
- SINGLE GARAGE
- CUL DE SAC
- FOUR GOOD SIZED BEDROOMS
- GROUND FLOOR WC
- TWO DRIVEWAYS
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

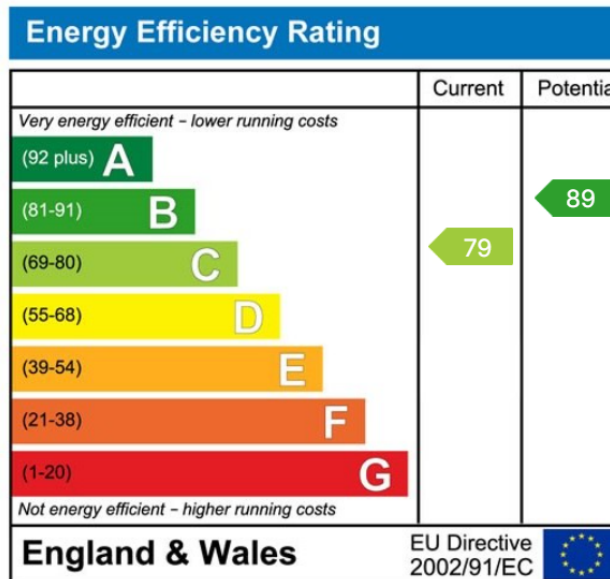
Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



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