



**Taylors**



KINGSWINFORD, 14 Queen Street

£275,000

3 1 1





The accommodation is ATTRACTIVELY PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: porch entrance, reception hall with under stairs storage off, full width rear lounge with french doors to the rear garden, a refitted family dining kitchen, side utility room, THREE BEDROOMS ( bedroom 1 includes fitted wardrobes) and a REFITTED SHOWER ROOM.

The front driveway provides ample off road parking and an approach to the GARAGE. The LARGE REAR GARDEN is a particular feature and includes an initial patio area with steps down to the LONG LEVEL LAWNS with side borders, a further 'slate chipped' patio and the lawns continue to double gates and garden shed/ store.

The property is further enhanced by its sought after location, close to St Mary's Primary School, Kingswinford Secondary Schools, village shops and park.

Tenure: Freehold. Construction: brick with a pitched tiled and flat 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 C. KINGSWINFORD OFFICE

Entrance Hall - 4.83m x 1.8m (15'10" x 5'11")

Kitchen - 2.62m x 1.8m (8'7" x 5'11")

Living Room - 4.57m x 3.51m (15'0" x 11'6")

Bedroom 1 - 2.84m x 2.72m (9'4" x 8'11")

Bedroom 2 - 3.33m x 2.59m (10'11" x 8'6")

Bedroom 3 - 1.91m x 2.9m (6'3" x 9'6")

Shower Room - 2.59m x 1.42m (8'6" x 4'8")

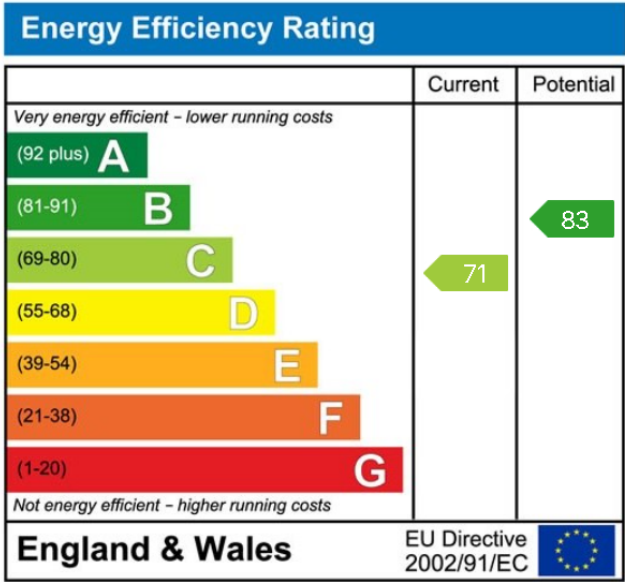
Utility Room - 4.37m x 1.37m (14'4" x 4'6")

Garage - 2.51m x 5.08m (8'3" x 16'8")





- MODERN SEMI DETACHED FAMILY HOUSE
- DINING KITCHEN
- UTILITY ROOM
- GARAGE
- CLOSE TO SCHOOLS
- THREE BEDROOMS
- FULL WIDTH LOUNGE
- DRIVEWAY
- LARGE REAR GARDEN
- CONVENIENT FOR VILLAGE SHOPS & PARK



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