



Taylors

KINGSWINFORD, 19 Leaford Way

£310,000

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The WELL APPOINTED accommodation has been EXTENDED to the side, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with wet/ shower room off, large full width lounge with double doors to the LARGE CONSERVATORY, modern fitted kitchen with integrated hob and oven. To the first floor are THREE LARGE BEDROOMS, (bedroom one features fitted furniture) and a modern attractively fitted family bathroom with separate shower cubicle.

Whilst benefiting from a generous corner position, the property is further enhanced by the LARGE 'TARMAC' DRIVEWAY and SINGLE GARAGE. To the rear and side, the gardens, comprise of a paved patio with gated side access off, well maintained lawns with side borders. The garden also benefits from a private aspect.

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 C. EPC C. KINGSWINFORD OFFICE.

Reception Hall -

Lounge - 5.66m x 4.19m (18'7" x 13'9") max.

Conservatory - 3.86m x 3.38m (12'8" x 11'1")

Kitchen - 2.92m x 2.46m (9'7" x 8'1")

Wet Room - 1.7m x 1.55m (5'7" x 5'1")

Bedroom 1 - 4.14m x 2.87m (13'7" x 9'5")

Bedroom 2 - 2.92m x 2.77m (9'7" x 9'1")

Bedroom 3 - 3.25m x 2.67m (10'8" x 8'9")

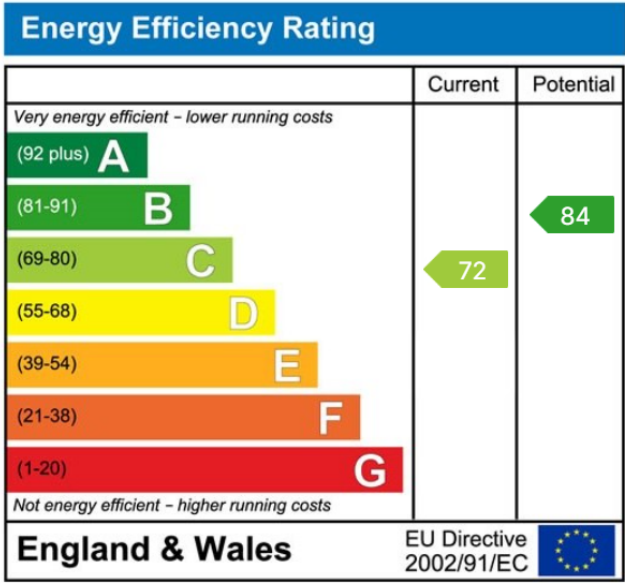
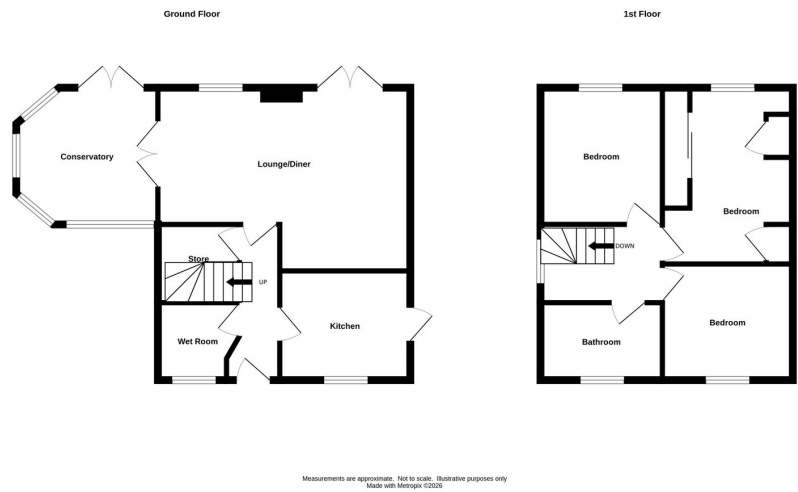
Bathroom - 2.64m x 1.83m (8'8" x 6'0")

Garage - 5.28m x 2.46m (17'4" x 8'1")





- MODERN LINKED DETACHED FAMILY HOME
- LARGE CONSERVATORY
- GROUND FLOOR WET/ SHOWER ROOM
- GARAGE
- CUL DE SAC
- THREE GOOD SIZED BEDROOMS
- CORNER POSTION
- DRIVEWAY
- REAR/ SIDE GARDEN
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



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