



**Taylor's**

# WALL HEATH VILLAGE, 32 Lynwood Avenue

£375,000

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The property includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, through reception hall with understairs storage and guests cloakroom/ WC off, generous full depth lounge with 'bay' window and french doors to the rear garden. The kitchen extension includes built in appliances has a utility room and BREAKFAST/ DINING ROOM off. To the first floor are THREE DOUBLE BEDROOMS and a REFITTED FAMILY BATHROOM with separate shower cubicle. The property is set back and further enhanced by the FULL WIDTH DRIVEWAY, which provides ample off road parking and an approach to the GARAGE, which has a rear hall to the garden. The GENEROUS REAR GARDEN, enjoys a sunny and open rear aspect and comprises of a paved patio, extensive lawn and garden 'pergola'. 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Flood Risk Assessment: Very Low. Council Tax Band C. EPC B . KINGSWINFORD OFFICE.



Entrance Porch - 2.34m x 0.97m (7'8" x 3'2")

Reception Hall -

WC -

Full Depth Lounge - 8.1m x 3.51m (26'7" x 11'6")

Dining/ Breakfast Room - 3.73m x 2.79m (12'3" x 9'2")

Kitchen - 4.57m x 2.21m (15'0" x 7'3")

Utility Room - 2.18m x 1.32m (7'2" x 4'4")

Bedroom 1 - 4.14m x 3.51m (13'7" x 11'6")

Bedroom 2 - 3.66m x 3.51m (12'0" x 11'6")

Bedroom 3 - 2.79m x 2.64m (9'2" x 8'8")

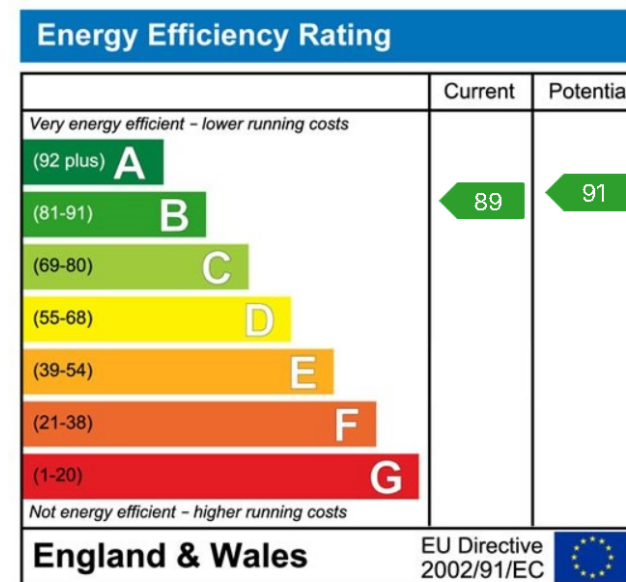
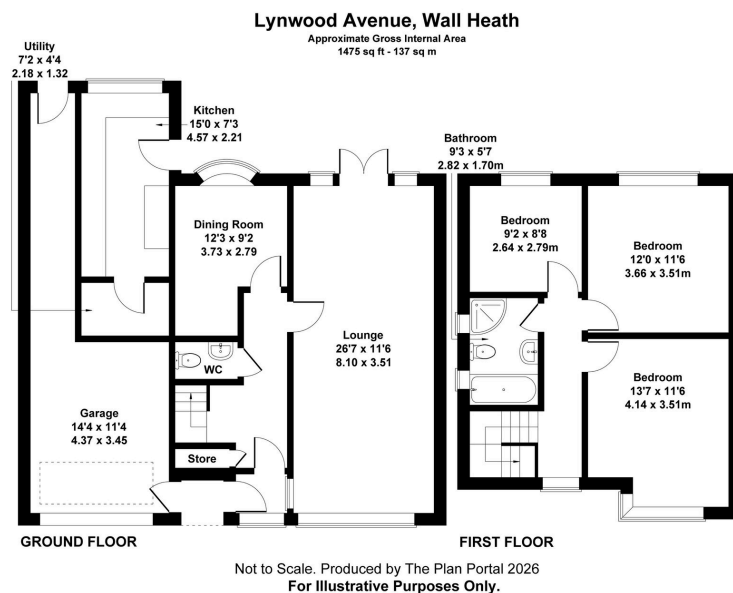
Bathroom - 2.82m x 1.7m (9'3" x 5'7")

Garage - 4.37m x 3.45m (14'4" x 11'4")





- LARGE TRADITIONAL SEMI DETACHED FAMILY HOME
- EXTENDED
- THREE GENEROUS BEDROOMS
- GROUND FLOOR WC
- FULL DEPTH LOUNGE WITH LOG BURNER
- UTILITY
- REFITTED FAMILY BATHROOM
- FULL WIDTH DRIVEWAY
- GARAGE
- LARGE REAR GARDEN



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