



**Taylors**

# KINGSWINFORD, 50 Balfour Road

£240,000

3 1 2



The HIGH SPECIFICATION accommodation is TASTEFULLY PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with composite entrance door, large lounge with dining area, GARDEN ROOM EXTENSION and a LUXURY FITTED KITCHEN with integrated hob, oven, cooker hood, fridge/ freezer and microwave. To the first floor are the THREE GOOD BEDROOMS and the REFITTED BATHROOM includes shower. Whilst set beyond the 'green' and benefiting from an open aspect, the property is set beyond the 'slate chipped' front garden and the SUNNY and LANDSCAPED REAR GARDEN includes an initial paved/ slate chipped patio with steps down to a further paved patio and gated rear access to the SINGLE GARAGE.

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 B. EPC D. KINGSWINFORM OFFICE.

#### Reception Hall -

Lounge with Dining Area - 4.6m x 4.57m (15'1" x 15'0") max

Garden Room - 4.09m x 1.7m (13'5" x 5'7")

Kitchen - 2.69m x 2.03m (8'10" x 6'8")

Bedroom 1 - 3.76m x 2.69m (12'4" x 8'10")

Bedroom 2 - 2.95m x 2.67m (9'8" x 8'9")

Bedroom 3 - 2.84m x 1.83m (9'4" x 6'0")

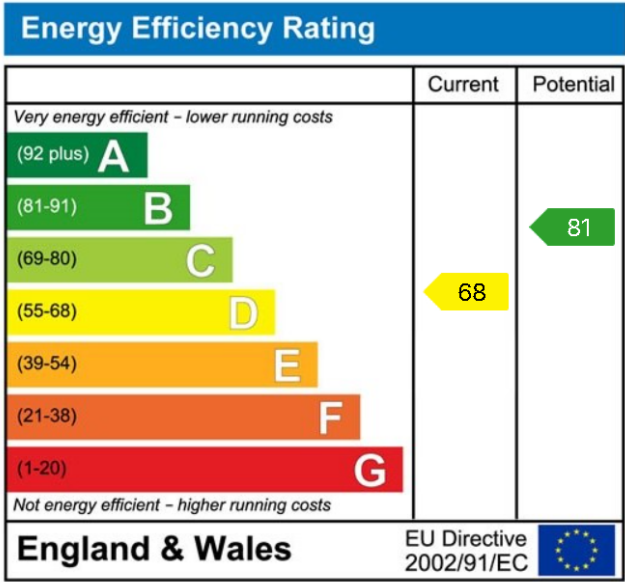
Bathroom - 1.8m x 1.68m (5'11" x 5'6")

Garage - 5.03m x 2.46m (16'6" x 8'1")





- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- REFITTED KITCHEN WITH BUILT APPLIANCES
- REFITTED BATHROOM
- GARAGE
- LANDSCAPED REAR GARDEN
- OPEN FRONT ASPECT
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SHORT WALK TO SCHOOL & SUPERMARKETS
- VERY WELL PRESENTED



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