



Taylors

WORDSLEY, 22 Warwick Road

£235,000

3 1 2



The accommodation is **VERY SPACIOUS** and **WELL PRESENTED** throughout. Including **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the layout comprises: entrance hall, full width lounge, separate dining room with 'sliding' door to the 'lean to' conservatory/ garden room, modern fitted kitchen with integrated hob, oven, fridge and washing machine and built in storage. To the first floor are **THREE BEDROOMS** (bedrooms 1 & 2 have built in wardrobes) and modern fitted shower room, which includes a large walk in shower and airing cupboard.

The **LONG FRONT TARMAC DRIVEWAY** provides ample off road parking and an approach to the **CARPORT** and to the **GARAGE**. The rear garden comprises of a paved patio area with steps upto a circular patio and lawn with borders.

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 D. **KINGSWINFORD OFFICE**.

Reception Hall

Lounge - 4.85m x 3.15m (15'11" x 10'4")

Dining Room - 4.22m x 2.44m (13'10" x 8'0")

Conservatory/ Garden Room - 4.37m x 1.75m (14'4" x 5'9")

Kitchen - 2.59m x 2.24m (8'6" x 7'4")

Bedroom 1 - 3.23m x 2.97m (10'7" x 9'9")

Bedroom 2 - 3.12m x 2.95m (10'3" x 9'8")

Bedroom 3 - 2.36m x 1.68m (7'9" x 5'6")

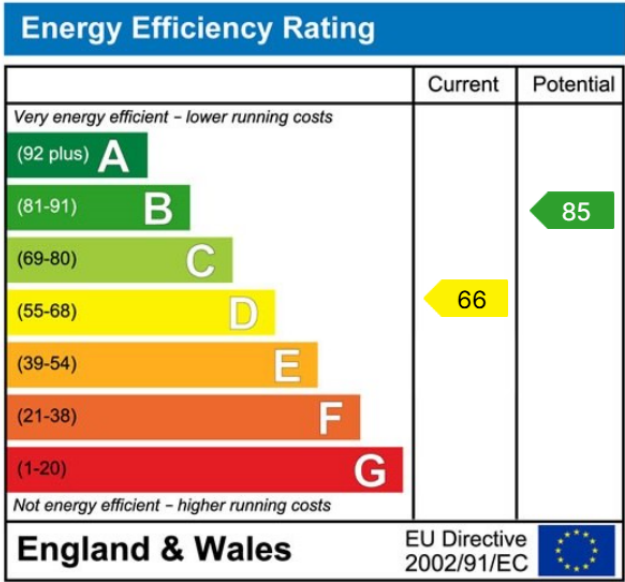
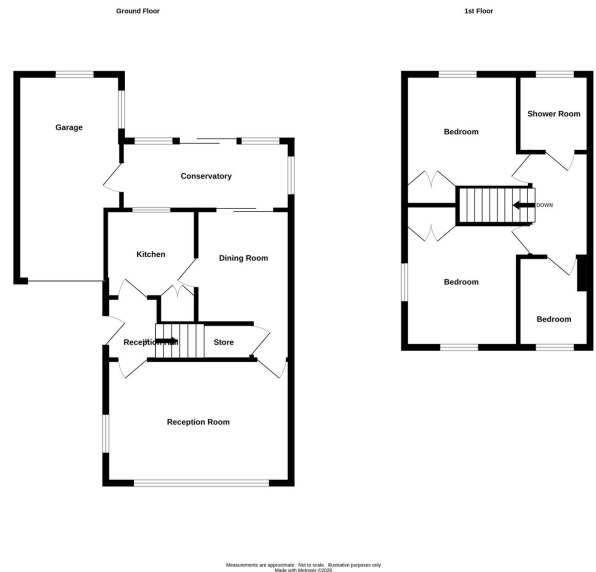
Shower Room - 2.26m x 1.78m (7'5" x 5'10")

Garage - 5.33m x 2.82m (17'6" x 9'3") max.





- NO UPWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY
- CARPORT
- CUL DE SAC
- SEMI DETACHED HOUSE
- CONSERVATORY/ GARDEN ROOM
- GARAGE
- VERY PLEASANT REAR GARDEN
- CONVENIENT FOR SCHOOLS AND AMENITIES



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