

Taylors

KINGSWINFORD, 9a Park Street

£254,500

3 1 3









Charm and Character is combined with the VERY WELL APPOINTED layout, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: large front lounge with 'bay' window, inner hall with guests cloakroom/ WC off, a very spacious second sitting room, a further inner hall, an attractively refitted kitchen with integrated hob, oven, dishwasher and fridge/ freezer. Approached from the kitchen is the CONSERVATORY, from which views of the garden may be enjoyed. The first floor offers a 'gallery' style landing, TWO LARGE DOUBLE BEDROOMS and a large luxury 'period' style family bathroom featuring a 'roll top tub' bath and separate shower. Space saver stairs rise to the LARGE LOFT ROOM/ bedroom 3 (as the loft was converted some years ago, we are not aware of the existence of building regulation approval for the conversion). Tenure: FREEHOLD. Construction: standard brick walls and tiled/ flat 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 B. EPC D. KINGSWINFORD OFFICE.





Lounge - 4.34m x 4.01m (14'3" x 13'2") max.

Inner Hall - 2.87m x 1.57m (9'5" x 5'2")

WC - 1.52m x 1.42m (5'0" x 4'8")

Lounge - 4.24m x 3.53m (13'11" x 11'7")

Kitchen - 4.01m x 2.41m (13'2" x 7'11")

Conservatory - 3m x 2.82m (9'10" x 9'3")

First Floor Landing - 4.09m x 1.55m (13'5" x 5'1")

Bedroom 1 - 4.29m x 3.51m (14'1" x 11'6")

Bedroom 2 - 3.48m x 2.97m (11'5" x 9'9")

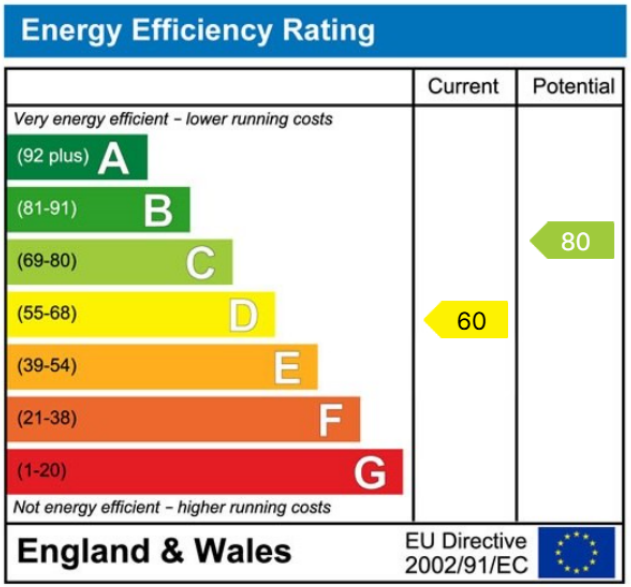
Bathroom - 3.45m x 2.44m (11'4" x 8'0")

Bedroom 3/ Loft - 5.54m x 4.9m (18'2" x 16'1")



- LARGE END OF TERRACE HOUSE
- DECEPTIVE ACCOMMODATION
- TWO LARGE RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR WC
- PERIOD FEATURES
- LARGE REAR GARDEN
- WELL APPOINTED
- POPULAR LOCATION
- SHORT WALK TO VILLAGE SHOPS





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