



Taylors

WORDSLEY, Acorn Grove

£245,000

3 2 1



The accommodation is VERY SPACIOUS and WELL PRESENTED throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, the accommodation comprises: entrance hall, large full width lounge, spacious fitted kitchen with dining area and useful understairs storage, GARDEN ROOM, ground floor bedroom 3/ sitting room with ENSUITE WET/ SHOWER ROOM. To the first floor are TWO GOOD SIZED BEDROOMS, (both with built in wardrobe/ storage) and a modern 'white' bathroom. To the fore is a LARGE FULL WIDTH 'BLOCK PAVED' DRIVEWAY, providing ample off road parking for several vehicles. The rear garden includes a GOOD SIZED PAVED PATIO with level well maintained lawn alongside, with side borders and garden store.

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 C. KINGSWINFORD OFFICE.

Entrance Hall - 1.52m x 1.17m (5'0" x 3'10")

Lounge - 4.32m x 3.23m (14'2" x 10'7")

Dining Kitchen - 4.29m x 3.86m (14'1" x 12'8")

Garden Room - 4.11m x 1.45m (13'6" x 4'9")

Ground Floor Bedroom 3/ Sitting Room - 5.33m x 2.34m (17'6" x 7'8")

Ensuite Shower/ Wet Room - 2.13m x 2.06m (7'0" x 6'9")

Bedroom 1 - 3.68m x 3.33m (12'1" x 10'11")

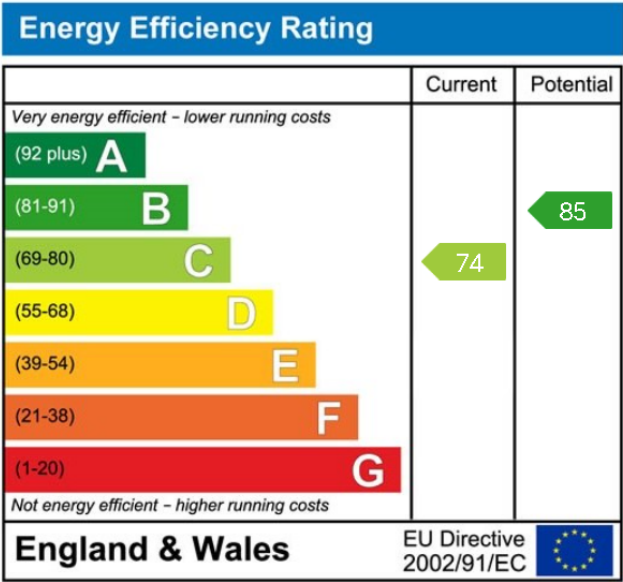
Bedroom 2 - 2.97m x 2.44m (9'9" x 8'0")

Bathroom - 2.06m x 1.78m (6'9" x 5'10")





- NO UPWARD CHAIN
- MODERN SEMI DETACHED HOUSE
- GROUND FLOOR BEDROOM 3 • GARDEN ROOM WITH ENSUITE WET/ SHOWER ROOM
- DINING KITCHEN
- LARGE DRIVEWAY
- VERY PLEASANT REAR GARDEN
- CUL SE SAC
- OPEN FRONT OUTLOOK
- CONVENIENT FOR AMENITIES



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