



Taylors

# WORDSLEY, 41 Elmwood Road

£499,950

 3  2  2



The accommodation comprises: through reception hall with composite door entrance and 'sky light'. The generous front lounge enjoys the spectacular views and electric fire. The stunning 'open plan' living dining kitchen features 'twin' bi folding doors to the rear garden. The bespoke and stylish 'grey' kitchen includes solid wood work tops, integrated induction hob, cooker hood, oven, microwave, fridge/ freezer and dishwasher. The 'island' unit includes a 'quartz' work top with solid surface sink, and an adjoining solid wood breakfast bar with feature lighting above, fitted utility/ laundry room with appliance space, THREE DOUBLE BEDROOMS, the main bedroom includes a LUXURY ENSUITE SHOWER ROOM, with electric 'rainfall' shower and the main luxury bathroom features a 'rainfall shower' and 'sky light'. Set back beyond the GENEROUS 'GRAVELLED' DRIVEWAY, raised planters and a provides an approach to the GARAGE. PRIVATE LANDSCAPED REAR GARDEN. Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC C. KINGSWINFORD OFFICE

#### Reception Hall -

Lounge - 5.56m x 3.56m (18'3" x 11'8")

Kitchen Area - 4.5m x 3.76m (14'9" x 12'4")

Dining/ Living Area - 5.74m x 3.23m (18'10" x 10'7")

Utility/ Laundry Room - 2.62m x 1.47m (8'7" x 4'10")

Bedroom 1 - 3.89m x 3.2m (12'9" x 10'6")

Ensuite Shower Room - 2.08m x 1.63m (6'10" x 5'4")

Bedroom 2 - 3.43m x 3.02m (11'3" x 9'11")

Bedroom 3 - 3.02m x 2.77m (9'11" x 9'1")

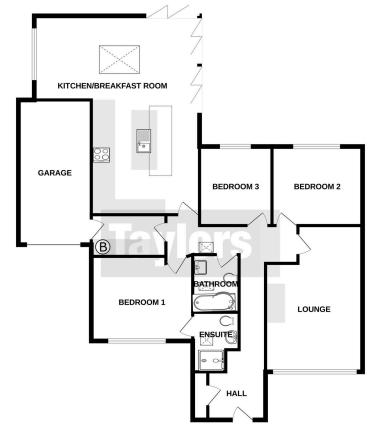
Bathroom - 2.13m x 1.63m (7'0" x 5'4")





- BESPOKE DETACHED BUNGALOW
- SUBSTANTIALLY EXTENDED
- THREE DOUBLE BEDROOMS
- LUXURY BATHROOM
- GARAGE
- IDEAL FOR RETIREMENT OR FAMILY
- 'STUNNING' OPEN PLAN LIVING/ DINING KITCHEN with twin BI FOLD DOORS
- ENSUITE SHOWER ROOM
- LARGE DRIVEWAY
- LANDSCAPED PRIVATE REAR GARDEN

## GROUND FLOOR



## Energy Efficiency Rating

England & Wales

Rating	Score Range	Current	Potential
<b>A</b>	(92 plus)		
<b>B</b>	(81-91)		82
<b>C</b>	(69-80)	71	
<b>D</b>	(55-68)		
<b>E</b>	(39-54)		
<b>F</b>	(21-38)		
<b>G</b>	(1-20)		
Not energy efficient - higher running costs			

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FIGURE 2-10. This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.