



Taylor's

WORDSLEY, 23 Whitethorn Road

£225,000

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A MUCH IMPROVED SEMI DETACHED HOUSE, well placed within a very popular and convenient location, offering a **WELL APPOINTED** layout, which includes **TWO DOUBLE BEDROOMS**. The property is gently elevated beyond the **DRIVEWAY** with **DETACHED GARAGE** and to the rear is a **PRIVATE 'SUNNY' GARDEN**.

The **SPACIOUS** accommodation is **BEAUTIFULLY PRESENTED**, throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, large full depth lounge diner, well appointed kitchen, separate utility room, **TWO DOUBLE BEDROOMS**, both with fitted wardrobes, and a refitted wet/ shower room.

The property is gently elevated beyond the front garden with **DRIVEWAY/ PARKING** alongside and a **DETACHED SECTIONAL GARAGE**. The **PRIVATE REAR GARDEN** features a 'block paved patio' with storage/ outbuildings off. Steps rise from the patio to the lawn with side borders and enjoying a sunny rear aspect.

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 B. EPC D. **KINGSWINFORD OFFICE**.

Reception Hall

Lounge Diner - 5.89m x 3.12m (19'4" x 10'3")

Kitchen - 3.73m x 1.93m (12'3" x 6'4")

Utility Room - 2.18m x 2.01m (7'2" x 6'7")

Bedroom 1 - 4.17m x 2.79m (13'8" x 9'2")

Bedroom 2 - 3.25m x 3m (10'8" x 9'10")

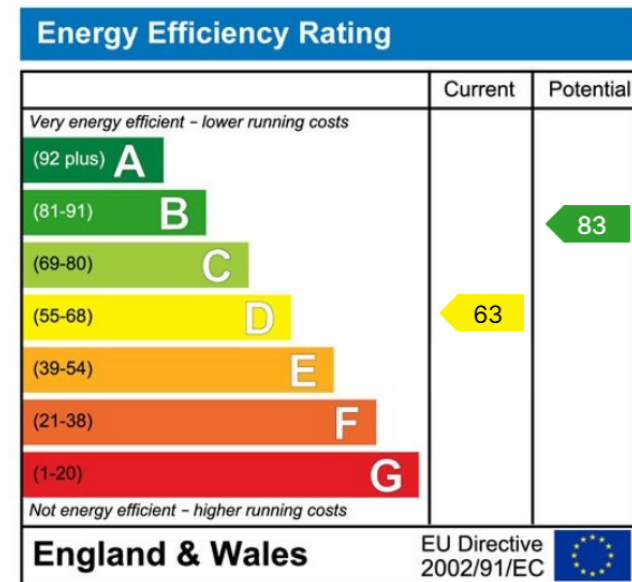
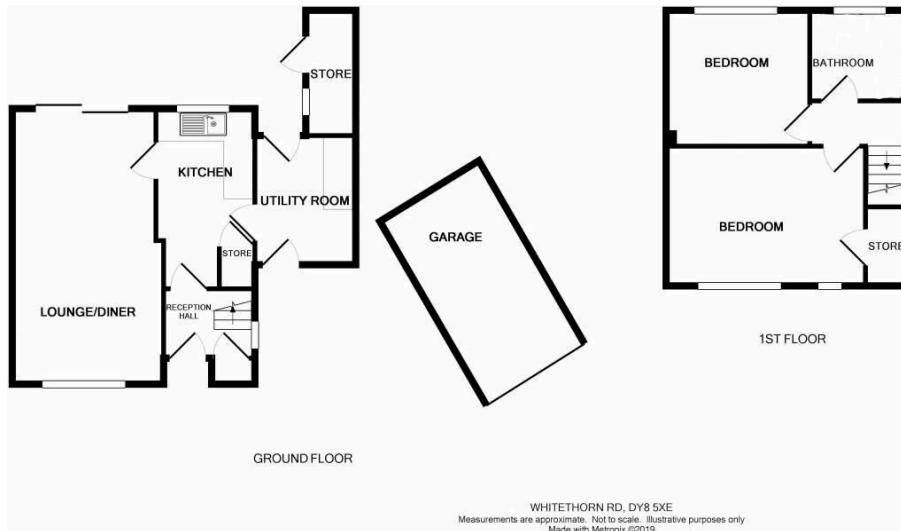
Shower/ Wet Room - 1.75m x 1.7m (5'9" x 5'7")

Garage - 4.85m x 2.44m (15'11" x 8'0")





- SEMI DETACHED HOUSE
- MUCH IMPROVED
- UTILITY ROOM
- DRIVE/ PARKING
- PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- LOUNGE/ DINER
- IMPRESSIVE KITCHEN
- GARAGE
- POPULAR LOCATION



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