



Taylors

WORDSLEY, 16 Horsham Avenue

£335,000

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The flexible accommodation has been EXTENDED to the side and to the rear and provides much potential to improve the SPACIOUS layout, which includes GAS CENTRAL HEATING, DOUBLE GLAZING and comprises: entrance porch, reception hall, very large full depth lounge with dining room area, extended kitchen, ground floor bedroom with built in wardrobe, ground floor shower room. To the first floor is a generous landing area TWO FURTHER BEDROOMS and a first floor shower room. The property is gently elevated beyond the front garden with DRIVE/ PARKING alongside, CARPORT, a SIDE GARDEN STORE and to the rear is a PRIVATE GARDEN, which includes a patio with steps and pathway in between lawns to a garden shed.

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 E. EPC C. KINGSWINFORD OFFICE.

Porch Entrance - 3.4m x 1.65m (11'2" x 5'5")

Reception Hall - 2.74m x 1.78m (9'0" x 5'10")

Lounge with Dining Area - 9.25m x 3.78m (30'4" x 12'5")

Kitchen - 6.58m x 2.08m (21'7" x 6'10") + 2.77m x 1.80m (9'1" x 5'11")

Bedroom 1 - 3.33m x 3.25m (10'11" x 10'8")

Shower Room - 2.44m x 1.68m (8'0" x 5'6")

First Floor Landing - 3.86m x 1.8m (12'8" x 5'11")

Bedroom 2 - 4.04m x 3.86m (13'3" x 12'8")

Bedroom 3 - 3.84m x 2.29m (12'7" x 7'6")

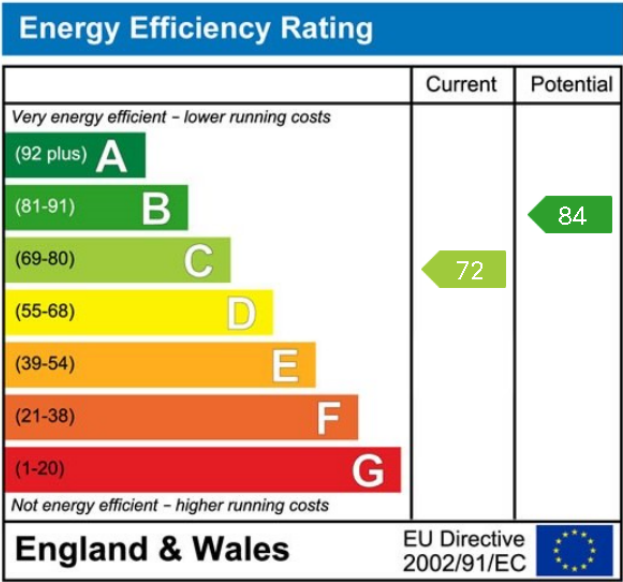
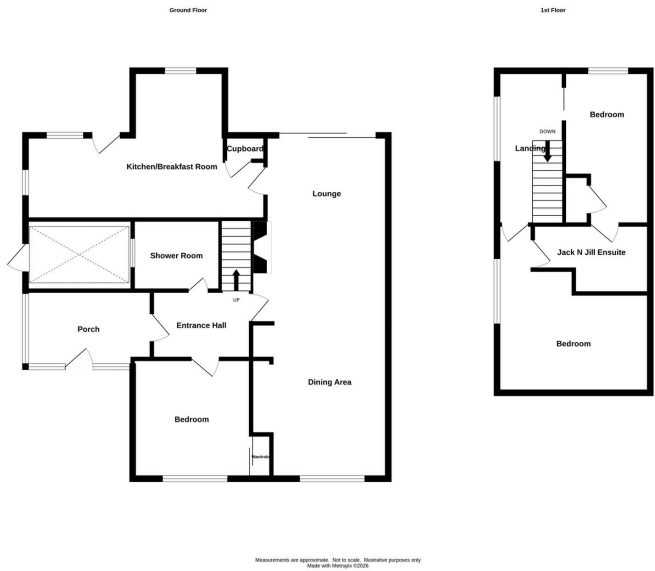
Shower Room - 2.11m x 1.35m (6'11" x 4'5")

Carport - 3.63m x 2.82m (11'11" x 9'3") **Garden Store** - 2.67m x 1.78m (8'9" x 5'10")





- NO UPWARD CHAIN
- DETACHED 'DORMER' BUNGALOW
- THREE BEDROOMS
- EXTENDED
- PROVIDES POTENTIAL TO UPDATE
- DRIVE
- CARPORT
- PRIVATE REAR GARDEN
- NEXT TO WOODLAND
- CUL DE SAC



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