



**Taylor's**

WORDSLEY, 76 Balmoral Road

£220,000

3 2 1



The accommodation is **VERY WELL PLANNED**, requires some cosmetic updating, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, full depth lounge with dining area off, large extended kitchen, rear hall with ground floor shower room off, **THREE FIRST FLOOR BEDROOMS** and bathroom.

The property is set well back from the road beyond the **GENEROUS BLOCK PAVED DRIVEWAY**, which provides ample off road parking and an approach to the **SINGLE GARAGE**. To the rear of the property is a **GOOD SIZED GARDEN**, which comprises a block paved patio, lawn, side borders, shed and the garden enjoys a private rear aspect.

Tenure: **FREEHOLD**. Construction: Standard brick construction with 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). Flood Risk Assessment: Very Low. Council Tax Band C. EPC TBA.

**Reception Hall** - 2.74m x 1.47m (9'0" x 4'10") max

**Lounge/ Diner** - 6.65m x 3.63m (21'10" x 11'11") max.

**Kitchen** - 4.57m x 2.44m (15'0" x 8'0")

**Rear Hall**

**Shower Room** - 2.03m x 1.22m (6'8" x 4'0")

**Bedroom 1** - 3.18m x 2.84m (10'5" x 9'4")

**Bedroom 2** - 3.43m x 2.59m (11'3" x 8'6")

**Bedroom 3** - 2.49m x 2.01m (8'2" x 6'7")

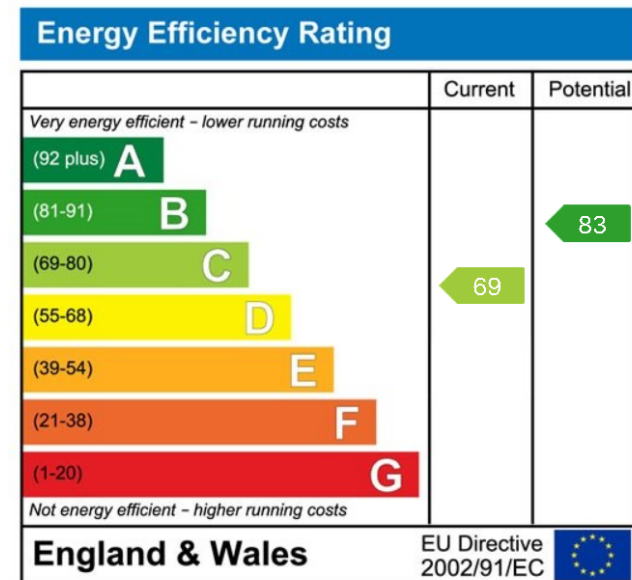
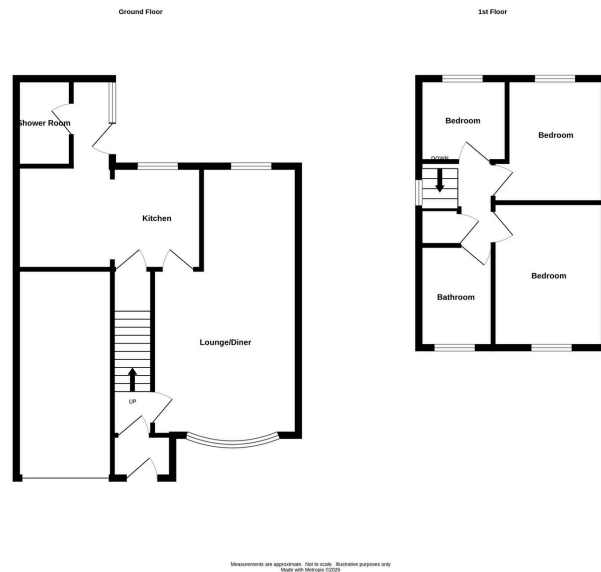
**Bathroom** - 1.78m x 1.75m (5'10" x 5'9")

**Garage** - 5.82m x 2.21m (19'1" x 7'3")





- NO UPWARD CHAIN
- EXTENDED ACCOMMODATION
- EXTENDED KITCHEN
- BLOCK PAVED DRIVEWAY
- VERY PLEASANT REAR GARDEN
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- GARAGE
- CONVENIENT FOR SCHOOLS & SHOPS



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