



Taylors

KINGSWINFORD, 85 Oak Street

Offers In Region Of £275,000

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****REDUCED ASKING PRICE** A LARGE SEMI DETACHED FAMILY HOME**, very well located within a very desirable and established location, a short walk to the village centre and sought after schools. The **GENEROUS THREE BEDROOM** layout is further enhanced by the **LARGE 28ft + GARAGE** and the **GOOD SIZED PRIVATE and SUNNY REAR GARDEN**. The **GENEROUS** layout includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance hall with built in storage/ cloakroom, large lounge with dining area, lobby, spacious fitted kitchen with breakfast/ dining area and french doors to the rear garden, **THREE GOOD SIZED BEDROOMS** and a first floor bathroom. The property also offers potential for **EXTENSION** and/ or loft conversion (subject to obtaining any necessary planning permission and building regulation approval). The **LARGE SIDE GARAGE** provides off road parking and storage. The established rear garden includes a paved patio, side court yard and long well maintained lawns. The garden also enjoys a sunny and private rear aspect.

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. Council Tax Band C. EPC D. KINGSWINFORD OFFICE

Reception Hall - 2.39m x 0.91m (7'10" x 3'0")

Lounge/ Diner - 8.56m x 4.55m (28'1" x 14'11")

Lobby - 2.29m x 2.26m (7'6" x 7'5")

Kitchen - 5.79m x 3.15m (19'0" x 10'4") max.

Bedroom 1 - 3.76m x 2.72m (12'4" x 8'11")

Bedroom 2 - 3.68m x 1.91m (12'1" x 6'3")

Bedroom 3 - 3.73m x 1.75m (12'3" x 5'9")

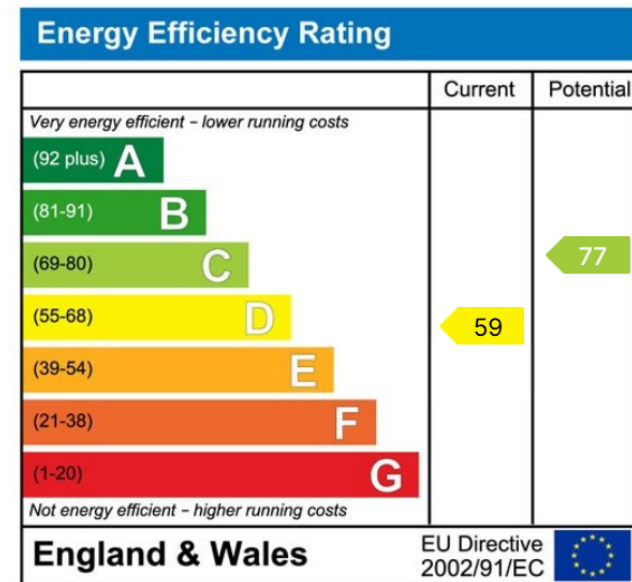
Bathroom - 3.68m x 1.57m (12'1" x 5'2")

Garage - 8.74m x 2.74m (28'8" x 9'0")





- LARGE SEMI DETACHED FAMILY HOME
- LARGE LOUNGE/ DINER
- FIRST FLOOR BATHROOM
- GENEROUS GARAGE
- WELL PLACED FOR DESIRABLE SCHOOLS
- THREE GOOD SIZED BEDROOMS
- KITCHEN WITH BREAKFAST/ DINING AREA
- LARGE SUNNY & PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION



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