



Taylors

PENSNETT, 35 The Plantation

£300,000

3 1 1



The WELL PROPORTIONED accommodation is WELL APPOINTED and TASTEFULLY PRESENTED throughout. The property includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, through reception hall, large full depth lounge with dining area, spacious fitted kitchen with integrated hob, oven, microwave and dishwasher. To the first floor are THREE GOOD SIZED BEDROOMS and a modern fitted bathroom with bath and separate shower.

Whilst enjoying a very pleasant cul de sac location, the property is set back beyond the DRIVE/ PARKING, which provides off road parking and an approach to the SINGLE GARAGE. The LARGE REAR GARDEN is landscaped, low maintenance and includes a generous paved patio, which continues to the side gated access. There are steps to a further patio with artificial lawns alongside. The garden is further complemented by both a sunny and private rear aspect.

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: Surface water - High. Council Tax Band C. EPC D. KINGSWINFORD OFFICE.

Porch

Reception Hall - 4.17m x 1.73m (13'8" x 5'8")

Lounge Diner - 7.72m x 3.45m (25'4" x 11'4")

Kitchen - 4.09m x 2.16m (13'5" x 7'1")

Bedroom 1 - 4.22m x 3.45m (13'10" x 11'4")

Bedroom 2 - 3.48m x 3.33m (11'5" x 10'11")

Bedroom 3 - 2.46m x 2.34m (8'1" x 7'8")

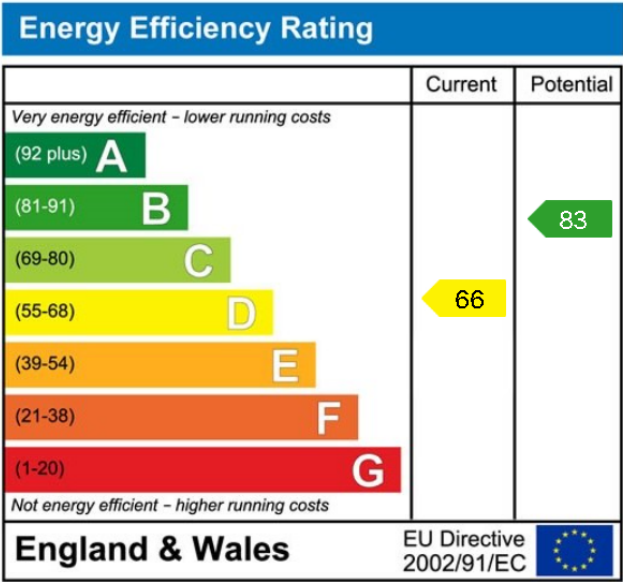
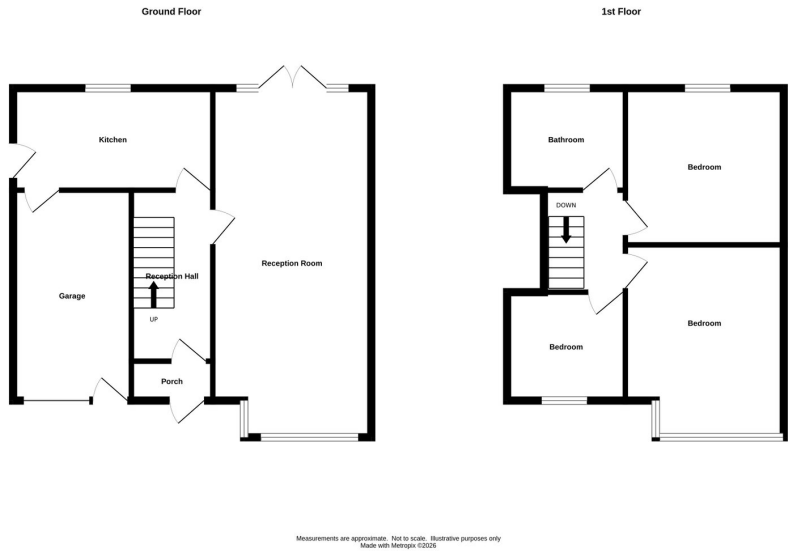
Bathroom - 2.39m x 2.18m (7'10" x 7'2")

Garage - 4.67m x 2.26m (15'4" x 7'5")





- SEMI DETACHED FAMILY HOME
- CUL DE SAC
- DRIVEWAY
- LANDSCAPED SUNNY REAR GARDEN
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- GARAGE
- GAS CENTRAL HEATING



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