



Taylors

KINGSWINFORD, 39 Chelford Crescent

£265,000

3 1 3



The property is further enhanced by the DRIVEWAY, GARAGE and the LANDSCAPED REAR GARDEN, which benefits from a private rear aspect. The accommodation is VERY SPACIOUS and WELL PRESENTED throughout and comprises: reception hall, large front lounge with walk in bay window, dining room area, LARGE CONSERVATORY EXTENSION and fitted kitchen. To the first floor are THREE BEDROOMS, a modern shower room and separate WC. The property is set back beyond the GOOD SIZED DRIVEWAY with GARAGE and to the rear the LANDSCAPED GARDEN features a GENEROUS PAVED PATIO AREA with well stocked raised side borders. The garden enjoys a private rear aspect, backing onto woodland. 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 C. EPC G - CURRENTLY THERE IS NO GAS CENTRAL HEATING AT THE PROPERTY. KINGSWINFORM OFFICE.

Reception Hall - 3.43m x 1.8m (11'3" x 5'11")

Lounge - 4.27m x 3.35m (14'0" x 11'0")

Dining Room - 2.77m x 2.67m (9'1" x 8'9")

Conservatory - 3.84m x 2.72m (12'7" x 8'11")

Kitchen - 3.05m x 2.62m (10'0" x 8'7")

Bedroom 1 - 3.4m x 3.25m (11'2" x 10'8")

Bedroom 2 - 3m x 2.69m (9'10" x 8'10")

Bedroom 3 - 1.98m x 1.96m (6'6" x 6'5")

Shower Room - 1.65m x 1.55m (5'5" x 5'1")

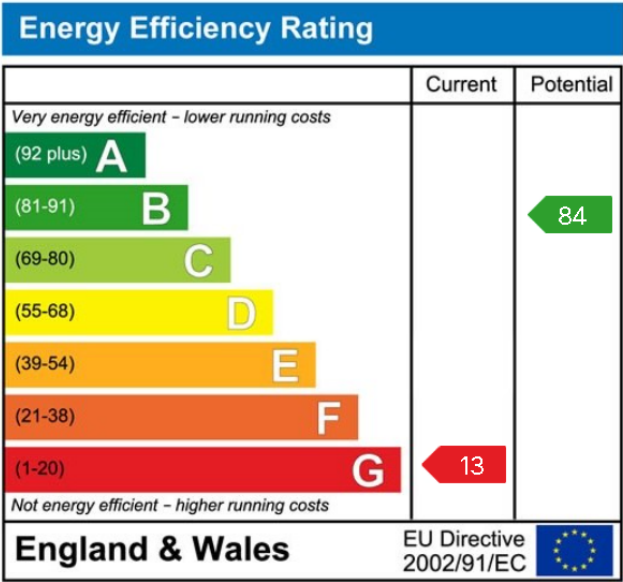
Separate WC

Garage - 4.88m x 2.36m (16'0" x 7'9")





- NO UPWARD CHAIN
- THREE BEDROOMS
- BACKING ONTO WOODS
- GARAGE
- POPULAR LOCATION
- LINK DETACHED FAMILY HOME
- CONSERVATORY
- DRIVEWAY
- PRIVATE LANDSCAPED REAR GARDEN
- CONVENIENT FOR SCHOOLS & AMENITIES



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