



Taylor's

KINGSWINFORD, 10 Brickworks Avenue

£275,000

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Comprises: entrance hall, large front lounge, full width family dining kitchen with integrated hob, oven, dishwasher, fridge and freezer. There is a inner lobby with built in understairs storage and ground floor WC off. To the first floor are THREE BEDROOMS, bedroom 1 with ENSUITE SHOWER ROOM and family bathroom.

The property is set beyond the BLOCK PAVED DRIVEWAY, which provides off road parking for TWO CARS, includes an EV car charging point and has gated side access to the rear garden. To the rear is a good sized garden which includes a large natural stone paved patio, level, well maintained lawn and gated side access. Tenure: FREEHOLD. An annual service charge of £190.24 is payable, which contributes towards the maintenance of the developments communal areas (reviewed annually). Construction: standard brick walls and tiled 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 B. KINGSWINFORD OFFICE.

Entrance Hall

Lounge - 4.22m x 3.1m (13'10" x 10'2")

Dining Kitchen - 4.44m x 3.02m (14'7" x 9'11")

Ground Floor WC - 1.47m x 0.97m (4'10" x 3'2")

First Floor Landing

Bedroom 1 - 3.61m x 3.38m (11'10" x 11'1")

Ensuite Shower Room - 2.46m x 1.47m (8'1" x 4'10")

Bedroom 2 - 3.18m x 2.57m (10'5" x 8'5")

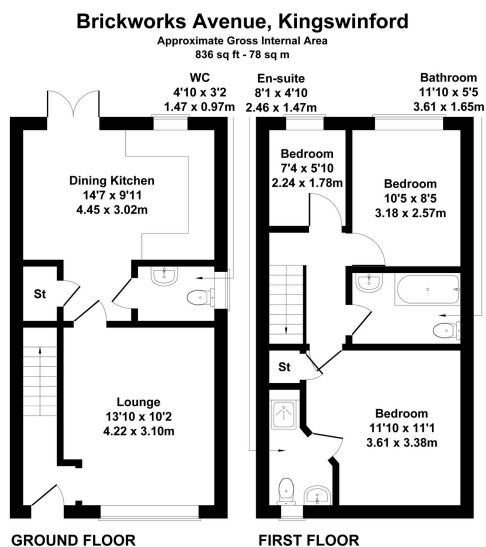
Bedroom 3 - 2.24m x 1.78m (7'4" x 5'10")

Bathroom - 3.61m x 1.65m (11'10" x 5'5")

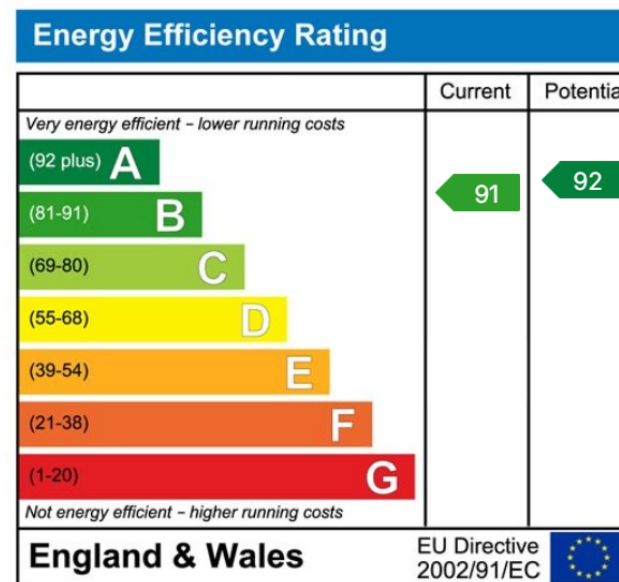




- SEMI DETACHED FAMILY HOME
- BUILT IN 2024
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- FAMILY DINING KITCHEN
- BLOCK PAVED DRIVEWAY
- EV CAR CHARGING POINT
- LANDSCAPED REAR GARDEN
- NHBC WARRANTY



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