



**Taylors**



# KINGSWINFORD, 5 Southwood Close

£425,000

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Includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with ground floor WC off, large full depth lounge with french doors to the rear garden, separate dining room, home office/ study, spacious fitted kitchen, separate utility/ laundry room, FOUR GOOD SIZED BEDROOMS, and family bathroom. Rear garden with a large paved patio, lawn and access to the rear drive/ parking/ large garage. both. 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band F. EPC D.

Storm Porch -

Reception Hall - 3.78m x 3.15m (12'5" x 10'4")

Lounge - 6.07m x 3.25m (19'11" x 10'8")

Dining Room - 3m x 2.51m (9'10" x 8'3")

Home Office/ Study - 3.35m x 2.01m (11'0" x 6'7")

Ground Floor WC - 2.46m x 0.79m (8'1" x 2'7")

Kitchen - 3.38m x 2.97m (11'1" x 9'9")

Utility Room - 1.8m x 1.14m (5'11" x 3'9")

Bedroom 1 - 3.78m x 3.4m (12'5" x 11'2")

Ensuite Shower Room - 2.34m x 1.14m (7'8" x 3'9")

Bedroom 2 - 3.56m x 3.33m (11'8" x 10'11")

Bedroom 3 - 3.38m x 1.93m (11'1" x 6'4")

Bedroom 4 - 3.23m x 2.49m (10'7" x 8'2")

Family Bathroom - 2.87m x 1.93m (9'5" x 6'4")

Large Garage - 8.2m x 2.84m (26'11" x 9'4")



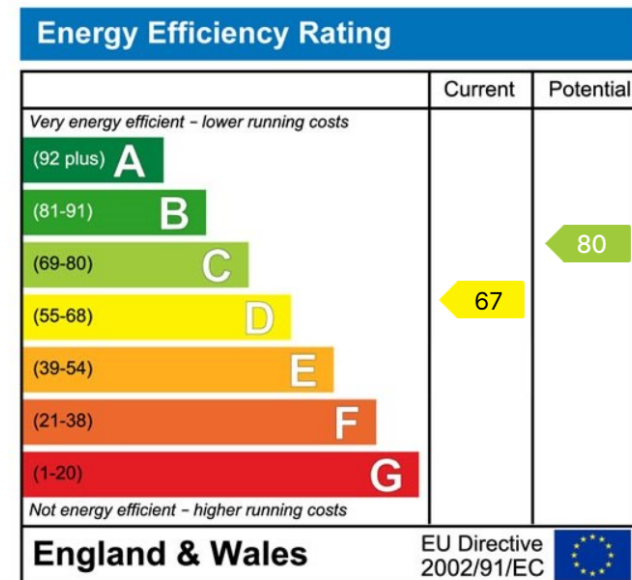




- SUBSTANTIAL FAMILY HOME
- EN-SUITE SHOWER ROOM
- UTILITY
- LOUNGE & DINING ROOM
- LARGE GARAGE
- FOUR GOOD SIZED BEDROOMS
- HOME OFFICE/ STUDY
- GROUND FLOOR WC
- DRIVE/ PARKING
- SECLUDED POSITION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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