



**Taylors**



# WORDSLEY, 33 Maidstone Drive

£320,000

3 1 2





including Karndean 'parquet' style flooring throughout the ground floor, comprising: entrance porch, reception hall with a composite door entrance and guest cloakroom/ WC off. The full depth lounge includes 'log burner' and french doors to the rear garden 'decking'. The luxury fitted kitchen features 'solid wooden' work tops, integrated hob, oven, dishwasher, wine cooler and through to the DINING AREA with 'lantern' roof light. The first floor includes THREE LARGE BEDROOMS and a luxury fitted bathroom with shower. The BLOCK PAVED DRIVEWAY provides ample off road parking and an approach to the GARAGE with electric roller shutter door. The rear garden has been landscaped to feature 'composite' decking, artificial lawn and steps to a paved patio area. The garden enjoys very pleasant elevated views and a 'sunny 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Flood Risk Assessment: Very Low. Council Tax Band C. EPC D. KINGSWINFORD OFFICE.

Entrance Porch -

Reception Hall -

Ground Floor WC -

Lounge - 6.98m x 3.94m (22'11" x 12'11") max.

Kitchen - 5.56m x 3.53m (18'3" x 11'7")

Dining Area - 4.47m x 2.03m (14'8" x 6'8")

Bedroom 1 - 3.66m x 3.3m (12'0" x 10'10")

Bedroom 2 - 3.3m x 3.05m (10'10" x 10'0")

Bedroom 3 - 2.79m x 2.39m (9'2" x 7'10")

Bathroom - 2.39m x 1.65m (7'10" x 5'5")

Garage - 5.38m x 2.54m (17'8" x 8'4")

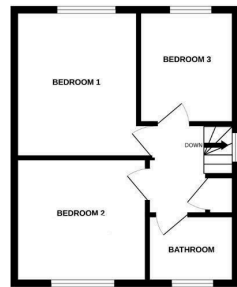
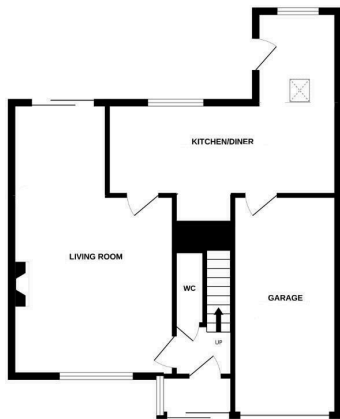




- LARGE SEMI DETACHED FAMILY HOME
- EXTENDED ACCOMMODATION
- THREE LARGE BEDROOMS
- GROUND FLOOR WC
- OPEN PLAN FAMILY DINING KITCHEN
- FULL DEPTH LOUNGE WITH LOG BURNER
- LUXURY FITTED BATHROOM
- LARGE BLOCK PAVED DRIVEWAY
- GARAGE
- LANDSCAPED REAR GARDEN

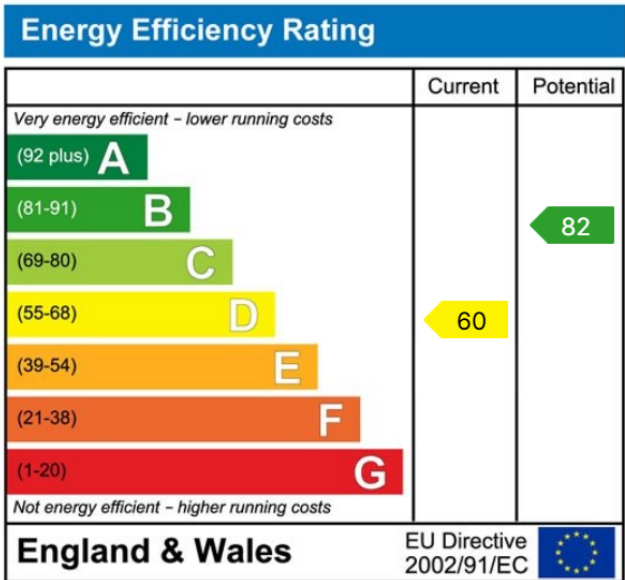
GROUND FLOOR  
642 sq ft. (59.7 sq.m.) approx.

1ST FLOOR  
382 sq ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq ft. (95.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing particulars, the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. EPC: can be supplied free of charge. CONSUMER PROTECTION REGULATIONS (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. PLANNING PERMISSION / BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Floor and ceiling levels as shown.



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.