



Taylors

# WORDSLEY, 33 Maidstone Drive

£320,000

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

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

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1025 sq. ft. (95.2 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and other items are not necessarily to scale and no responsibility is claimed for any error or 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 is given as to their operability or efficiency can be given.

## Energy Efficiency Rating

The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded and ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The ratings are: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), and G (1-20). The scale is marked with vertical dashed lines and horizontal dashed lines at each rating level. To the right of the scale, there is a green arrow pointing right with the number '82' inside it, and a yellow arrow pointing left with the number '60' inside it. The text 'EU Directive 2002/91/EC' is at the bottom right.

Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC

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