



Taylors

KINGSWINFORD, Great Western Way

£250,000

3 2 1



Comprises: reception hall with WC off, large lounge/ diner with french doors to the rear garden, breakfast kitchen with integrated hob and oven. To the first floor is a large 'gallery' style landing, TWO GOOD SIZED BEDROOMS and a family bathroom. To the second floor the large double main bedroom, which features 'roof windows', creating a 'light and airy' bedroom 1, which has a dressing area and a LARGE ENSUITE SHOWER ROOM off. To the rear of the property are the TWO ALLOCATED CAR PARKING SPACES, with gated access. The sunny rear garden includes a paved patio with 'railway sleeper' edges, a 'cotswold' chipped pathway leads alongside lawns to the rear gated access and the properties two parking spaces. Tenure: FREEHOLD. A service charge, currently of £368.38 per annum is payable towards the upkeep of communal areas (reviewed annually). 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 C. KINGSWINFORD OFFICE.

Reception Hall - 5.13m x 1.96m (16'10" x 6'5")

WC - 1.73m x 0.84m (5'8" x 2'9")

Lounge Diner - 4.14m x 3.84m (13'7" x 12'7")

Breakfast Kitchen - 5.13m x 2.39m (16'10" x 7'10") max.

Gallery Landing - 5.51m x 1.96m (18'1" x 6'5")

Bedroom 2 - 3.78m x 3.33m (12'5" x 10'11")

Bedroom 3 - 3.35m x 1.91m (11'0" x 6'3")

Family Bathroom - 2.06m x 1.91m (6'9" x 6'3")

Bedroom 1 - 3.94m x 3.61m (12'11" x 11'10")

Dressing Area - 1.78m x 1.65m (5'10" x 5'5") max.

Ensuite - 2.84m x 2.06m (9'4" x 6'9")

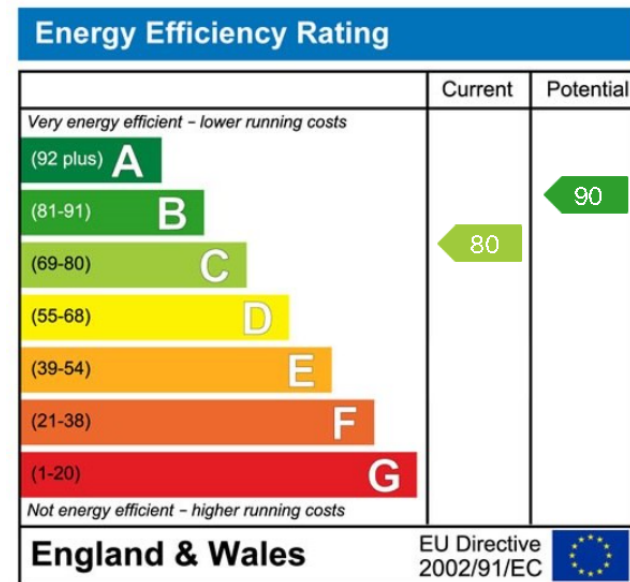




- LARGE MID TOWN HOUSE
- ENSUITE SHOWER ROOM
- TWO CAR PARKING SPACES
- SUNNY REAR GARDEN
- POPULAR LOCATION
- THREE GOOD SIZED BEDROOMS
- GROUND FLOOR WC
- WELL APPOINTED
- THREE STOREY ACCOMMODATION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



Measurements are approximate. Not to scale. Illustrative purposes only.
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