






**Taylor's**

**KINGSWINFORD, 120 Barnett Lane**

**£325,000**

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The SPACIOUS accommodation is WELL APPOINTED and ATTRACTIVELY PRESENTED throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, the layout comprises: reception hall, large extended lounge with french doors to the rear garden and dining room area off, enlarged and refitted kitchen with integrated hob, oven and dishwasher. To the first floor are THREE BEDROOMS and modern family bathroom.

The property is set back beyond the LARGE DRIVEWAY which provides ample off road parking and an approach to the CARPORT and GARAGE. The PRIVATE REAR GARDEN includes a paved patio with gated side access off, lawns and decking

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 C. KINGSWINFORD OFFICE.

Reception Hall - 2.08m x 1.98m (6'10" x 6'6")

Lounge Area - 4.65m x 2.97m (15'3" x 9'9")

Dining Area - 4.88m x 2.82m (16'0" x 9'3")

Extended Kitchen - 4.24m x 3.91m (13'11" x 12'10")

Bedroom 1 - 4.04m x 2.97m (13'3" x 9'9")

Bedroom 2 - 3.38m x 2.97m (11'1" x 9'9")

Bedroom 3 - 2.92m x 1.83m (9'7" x 6'0")

Bathroom - 1.8m x 1.65m (5'11" x 5'5")

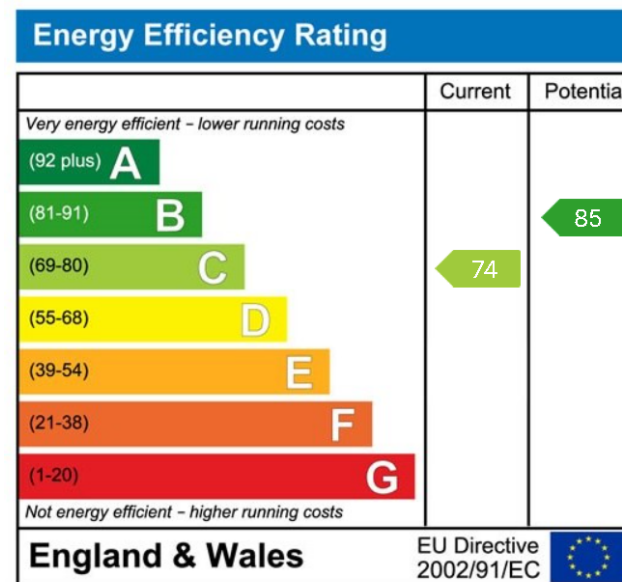
Carport - 8.18m x 4.22m (26'10" x 13'10")

Garage - 4.47m x 2.67m (14'8" x 8'9")





- MODERN SEMI DETACHED FAMILY HOME
- EXTENDED ACCOMMODATION
- MUCH IMPROVED
- THREE BEDROOMS
- LARGE 'OPEN PLAN' LOUNGE WITH DINING AREA
- GENEROUS DRIVEWAY
- CARPORT & GARAGE
- PRIVATE REAR GARDEN
- SOUGH AFTER LOCATION
- CONVENIENT FOR SCHOOLS AND AMENITIES



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