



Taylor's

KINGSWINFORD, 36 Berkeley Drive

£285,000

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The property requires **UPDATING/ IMPROVEMENT** and provides much potential to further enhance the **SPACIOUS** layout, which includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, SOLAR PANELS** (subject to a lease agreement) and comprises: entrance porch, full width lounge with dining area off, fitted kitchen, utility/ laundry, **FOUR LARGE BEDROOMS** and shower room. The **BLOCK PAVED DRIVEWAY** provides off road parking for several vehicles and an approach to the **GARAGE. GENEROUS GARDEN.** Tenure: **FREEHOLD.** Construction: standard brick walls and tiled roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. **KINGSWINFORD OFFICE.**

Porch - 1.78m x 1.27m (5'10" x 4'2")

Lounge - 5.41m x 3.33m (17'9" x 10'11")

Dining Room - 2.54m x 2.39m (8'4" x 7'10")

Kitchen - 2.57m x 2.34m (8'5" x 7'8")

Utility Room - 2.57m x 2.34m (8'5" x 7'8")

Bedroom 1 - 3.56m x 3.3m (11'8" x 10'10") max.

Bedroom 2 - 3.07m x 3m (10'1" x 9'10")

Bedroom 3 - 3.28m x 2.57m (10'9" x 8'5")

Bedroom 4 - 3.43m x 2.57m (11'3" x 8'5") + 2.26m x 1.63m (7'5" x 5'6")

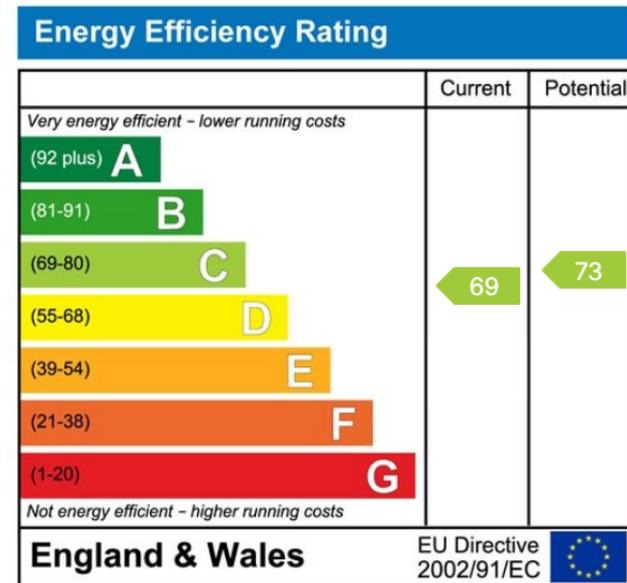
Shower Room - 2.34m x 1.68m (7'8" x 5'6")

Garage - 4.47m x 2.62m (14'8" x 8'7")





- NO UPWARD CHAIN
- FOUR GENEROUS BEDROOMS
- SHOWER ROOM
- GARAGE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- LARGE SEMI DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- BLOCK PAVED DRIVEWAY
- GOOD SIZED REAR GARDEN
- SOLAR PANELS



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