



Taylors

KINGSWINFORD, Mount Pleasant

£300,000

3 1 1



LARGE FAMILY END OF TERRACE offers a **BEAUTIFULLY APPOINTED THREE BEDROOM** layout, which is further enhanced by the **GENEROUS REAR and SIDE GARDEN**, and potential to extend (subject to planning permission). The **SPACIOUS** layout is **WELL PROPORTIONED** and **WELL PRESENTED** throughout, includes **GAS CENTRAL HEATING** (the combination boiler is approximately 18 months old), **UPVC DOUBLE GLAZING** and comprises: reception hall with composite entrance door and ground floor WC off, large front lounge with feature fireplace, **LUXURY FULL WIDTH FITTED KITCHEN** with integrated appliances, **THREE GOOD SIZED BEDROOMS** and refitted bathroom with shower.

The property is set beyond the **BLOCK PAVED FRONTAGE** with EV charging point and to the rear are gates to a further potential drive/parking (subject to drop kerb). The large rear garden comprises of the natural paved patio with storage outbuildings off, large lawn and a futher lawned side garden with gated side access off. There is ample space to the side and rear providing potential for extension (subject to planning permission). Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C. **KINGSWINFORD OFFICE**

Reception Hall - 4.8m x 1.98m (15'9" x 6'6")

Ground Floor WC

Lounge - 4.24m x 3.45m (13'11" x 11'4")

Dining Kitchen - 5.49m x 3.33m (18'0" x 10'11")

Bedroom 1 - 4.24m x 3.2m (13'11" x 10'6")

Bedroom 2 - 3.45m x 3.33m (11'4" x 10'11")

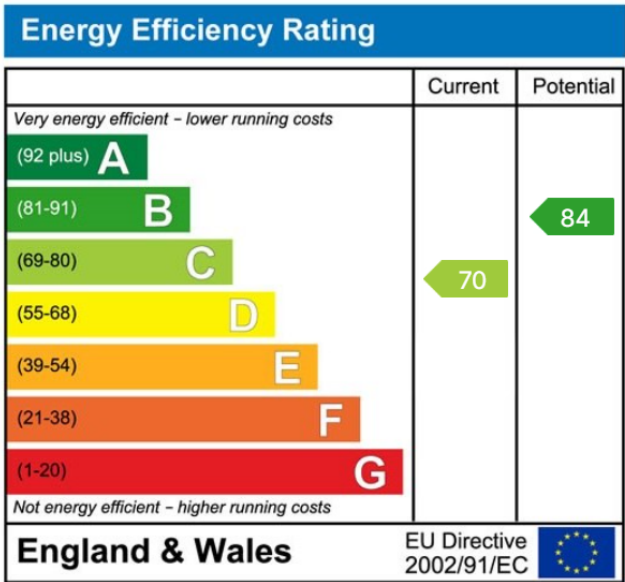
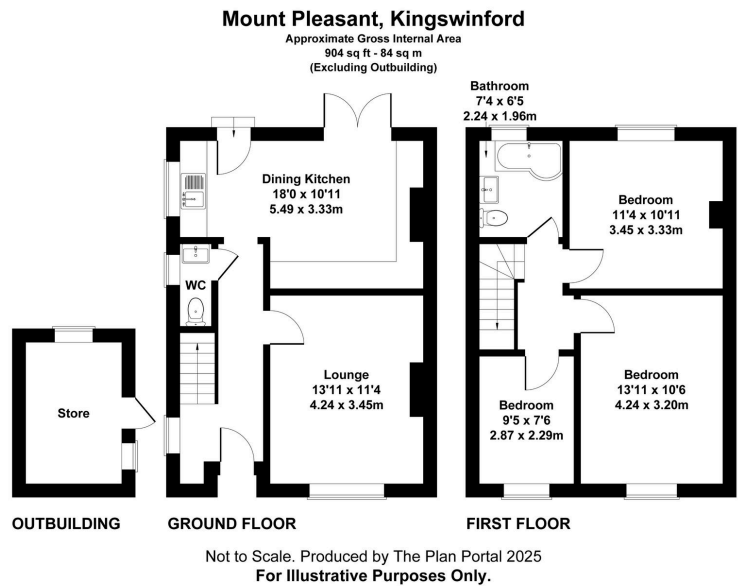
Bedroom 3 - 2.87m x 2.29m (9'5" x 7'6")

Bathroom - 2.24m x 1.96m (7'4" x 6'5")





- END TERRACED FAMILY HOME
- GROUND FLOOR WC
- CORNER POSITION
- POTENTIAL REAR DRIVE/ PARKING
- CONVENIENT FOR POPULAR SCHOOLS
- THREE BEDROOMS
- LUXURY FITTED KITCHEN WITH BUILT IN APPLIANCES
- BLOCK PAVED FRONTAGE
- SOUGHT AFTER LOCATION
- POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING PERMISSION)



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