



Taylors

KINGSWINFORD, 3 Standhills Road

Offers Over £250,000

3 2 1



The accommodation is VERY SPACIOUS and WELL APPOINTED throughout. Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING the accommodation comprises: entrance porch, reception hall, large full depth lounge with dining area and french doors to the rear garden, modern fitted kitchen with integrated hob and oven, separate utility room and rear hall with WC off. To the first floor are TWO DOUBLE BEDROOMS and family shower room and stairs rise to the LARGE CONVERTED LOFT, which offers a LARGE DOUBLE BEDROOMS with ENSUITE SHOWER ROOM. The property is set well back and gently elevated back from the road beyond the LARGE DRIVEWAY, which provides ample off road parking. To the rear is a GENEROUS GARDEN, featuring a large paved patio and lawn. The garden also benefits from a private 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. Current Flood Risk Assessment: Very Low. Council Tax Band A. EPC C. KINGSWINFORD OFFICE.

Entrance Porch - 2.03m x 1.35m (6'8" x 4'5")

Reception Hall

Lounge with Dining Area - 5.89m x 3.2m (19'4" x 10'6")

Kitchen - 3.89m x 1.91m (12'9" x 6'3") max.

Utility Room - 2.13m x 2.13m (7'0" x 7'0")

Ground Floor WC - 1.52m x 0.89m (5'0" x 2'11")

Bedroom 1 (Converted Loft) max. - 5.05m x 4.83m (16'7" x 15'10")

Ensuite Shower Room - 1.88m x 1.19m (6'2" x 3'11")

Bedroom 2 - 3.25m x 3.23m (10'8" x 10'7")

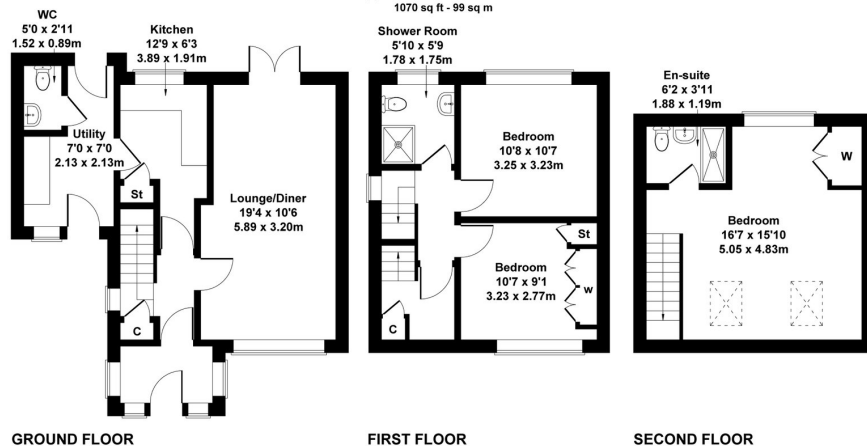
Bedroom 3 - 3.23m x 2.77m (10'7" x 9'1")

Shower Room - 1.78m x 1.75m (5'10" x 5'9")



Standhills Road, Kingswinford

Approximate Gross Internal Area
1070 sq ft - 99 sq m

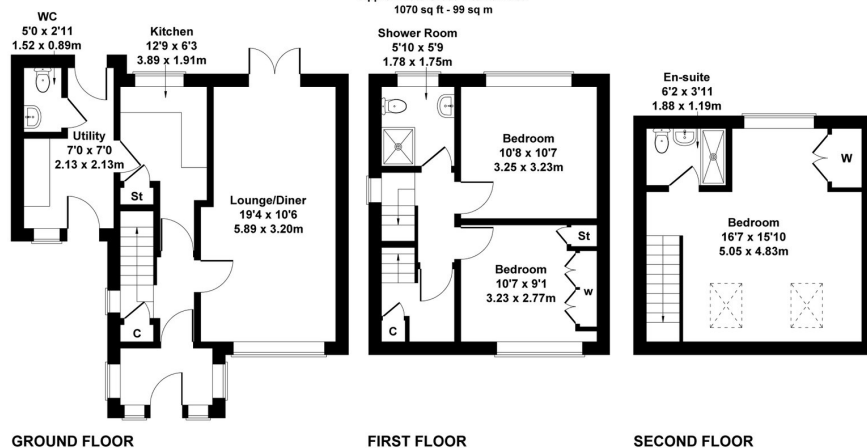


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- SEMI DETACHED FAMILY HOME
- LOFT CONVERSION
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- UTILITY ROOM
- GROUND FLOOR WC
- GENEROUS DRIVEWAY
- LARGE REAR GARDEN
- CONVENIENT LOCATION
- CLOSE TO SCHOOLS AND VILLAGE AMENITIES

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	

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