

Taylors

# KINGSWINFORD, 36 Broad Street

£398,000

2 1 1









The GENEROUS layout is WELL PROPORTIONED and is IMMACULATELY PRESENTED and APPOINTED TO A VERY HIGH STANDARD THROUGHOUT. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, the accommodation comprises: an impressive through reception hall, extending to an extra inner hall with an internal door to the garage. The large lounge is positioned to the rear of the accommodation, overlooking the private rear garden and features an integral feature gas fire. The LUXURY FITTED KITCHEN includes an integrated hob with cooker hood above, oven, fridge, freezer, washing machine and 'Karndean' floor. There are TWO LARGE DOUBLE BEDROOMS, the main bedroom includes 'John Lewis' fitted wardrobes and furthermore the accommodation offers a LUXURY SHOWER ROOM, again with 'Karndean' floor. The loft space is partly boarded and includes a 'pull down' ladder.

The bungalow is set well back beyond the TARMAC DRIVEWAY, providing off road parking for upto three cars, gated side access off to the rear garden and an approach to the SINGLE GARAGE, which features an electric 'roller shutter' door. 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 C. EPC D. KINGSWINFORD OFFICE.

**Reception Hall** - 6.3m x 2.95m (20'8" x 9'8") max.

**Lounge** - 4.83m x 3.17m (15'10" x 10'5")

**Kitchen** - 3.17m x 2.21m (10'5" x 7'3")

**Bedroom 1** - 4.83m x 2.82m (15'10" x 9'3")

**Bedroom 2** - 3.94m x 3.02m (12'11" x 9'11")

**Shower Room** - 2.69m x 1.75m (8'10" x 5'9")

**Garage** - 5.05m x 2.44m (16'7" x 8'0")

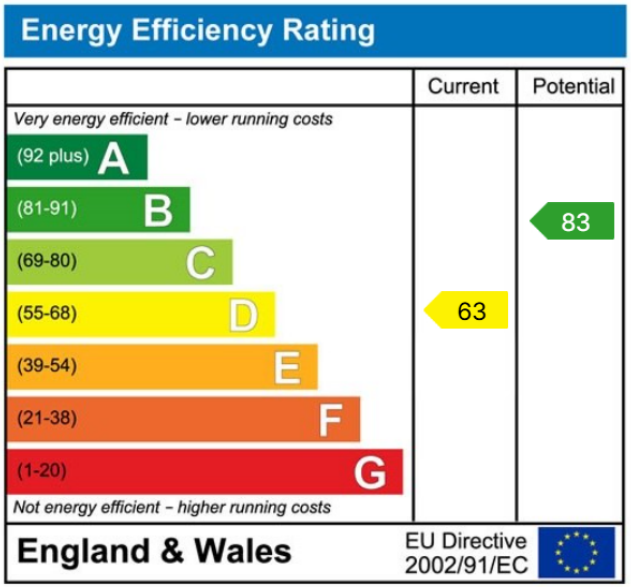






- OUTSTANDING DETACHED BUNGALOW
- TWO LARGE BEDROOMS
- THROUGH RECEPTION HALL
- LUXURY KITCHEN WITH INTEGRATED APPLINACES
- BEAUTIFULLY FITTED SHOWER ROOM
- GENEROUS DRIVEWAY
- GARAGE
- PRIVATE REAR GARDEN
- CENTRAL VILLAGE LOCATION
- NO UPWARD CHAIN




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