



**Taylor's**

# WORDSLEY, 27 Foxhills Road

£220,000

3 1 1



Well positioned in a popular and convenient cul de sac, this **GENEROUS SEMI DETACHED FAMILY HOME**, offers a **SUPERBLY PRESENTED** layout, including **THREE GOOD SIZED BEDROOMS**. The excellent position is within walking distance from good schools, shops, canalside walks and other amenities.

The **SPACIOUS** layout is **WELL APPOINTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, large front lounge with log burner, spacious dining kitchen with utility and side store off, **THREE GOOD SIZED BEDROOMS** (bedrooms 1 & 2 with fitted wardrobes) and **REFITTED SHOWER ROOM**.

The property is further enhanced and gently elevated beyond the front garden and **DRIVE/ PARKING**. The rear garden is the sunny, includes an almost full width patio, lawns and benefits from a private aspect.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Flood Risk Assessment: Very Low. Council Tax Band B. EPC C.  
**KINGSWINFORD OFFICE.**

**Reception Hall** - 4.32m x 1.7m (14'2" x 5'7") max.

**Lounge** - 3.71m x 3.61m (12'2" x 11'10")

**Dining Kitchen** - 3.61m x 3.23m (11'10" x 10'7")

**Utility Room** - 2.29m x 1.7m (7'6" x 5'7")

**Store Room** - 2.24m x 2.03m (7'4" x 6'8")

**Bedroom 1** - 3.73m x 2.59m (12'3" x 8'6")

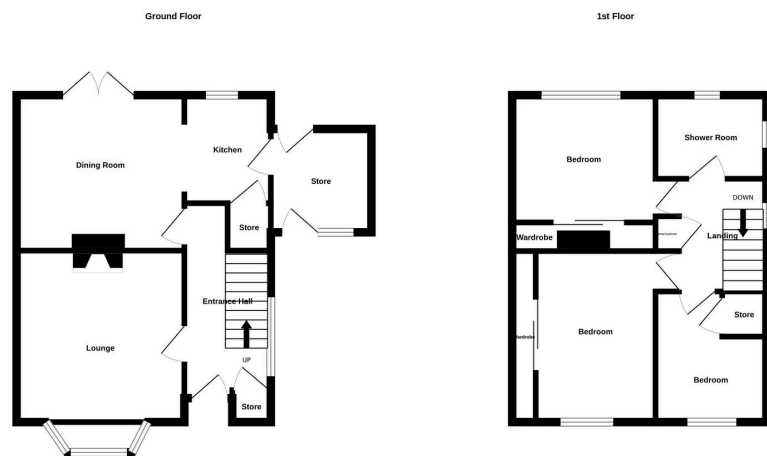
**Bedroom 2** - 2.97m x 2.64m (9'9" x 8'8")

**Bedroom 3** - 3.15m x 2.26m (10'4" x 7'5") max.

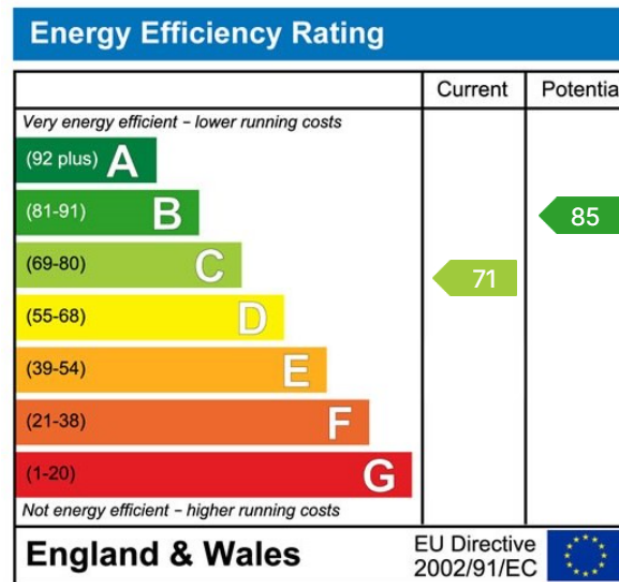




- SEMI DETACHED FAMILY HOME
- CUL DE SAC
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZING
- CONVENIENT FOR SCHOOLS & AMENITIES
- THREE BEDROOMS
- DRIVE/ PARKING
- GAS CENTRAL HEATING
- LOUNGE WITH LOG BURNER
- NO UPWARD CHAIN



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepro ©2024



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