

Taylors

KINGSWINFORD, 12 Regent Close

Offers Over £425,000

2 2 1









Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, the layout comprises: a spacious and welcoming reception hall with 'oak' floor and built in storage off, impressive front 'L' shaped lounge with dining area off, enlarged and refitted kitchen with integrated hob, oven, microwave and 'slim line' dishwasher. There are TWO LARGE DOUBLE BEDROOMS with ENSUITE SHOWER ROOM and both bedrooms include fitted wardrobes. Also to the rear of the accommodation is a LARGE CONSERVATORY and a spacious utility/ laundry room. The bathroom is also attractively fitted. To the fore is the well maintained front garden, including a lawn with side borders. The LARGE BLOCK PAVED DRIVEWAY provides ample off road parking and an approach to the GARAGE. The rear garden comprises of a large level paved patio with side access off, a raised side border and steps to a slightly elevated garden area. 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: Low. Council Tax Band D. EPC D. KINGSWINFORD OFFICE.





Reception Hall - 3.25m x 2.13m (10'8" x 7'0") + 2.09m x 1.04m (6'9" x 3'5")

Lounge Area - 4.65m x 3.17m (15'3" x 10'5")

Dining Area - 3.15m x 2.41m (10'4" x 7'11")

Kitchen - 4.17m x 3m (13'8" x 9'10")

Bedroom 1 - 4.42m x 3.2m (14'6" x 10'6")**Ensuite** - 2.11m x 1.22m (6'11" x 4'0")

Bedroom 2 - 4.01m x 2.84m (13'2" x 9'4")

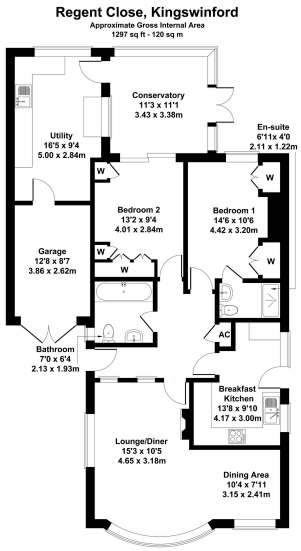
Conservatory - 3.43m x 3.38m (11'3" x 11'1")

Bathroom - 2.13m x 1.93m (7'0" x 6'4") /**Utility Room** - 5m x 2.84m (16'5" x 9'4")

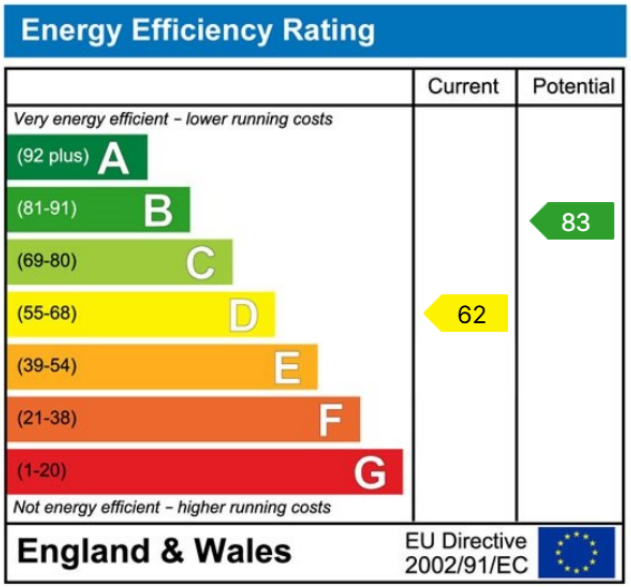
Garage - 3.86m x 2.62m (12'8" x 8'7")



- SUBSTANTIAL DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- CONSERVATORY
- UTILITY
- LOUNGE WITH DINING AREA
- EXTENDED
- LARGE BLOCK PAVED DRIVEWAY
- PRIVATE LANDSCAPED REAR GARDEN
- CUL DE SAC



Not to Scale. Produced by The Plan Portal 2026
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