



Taylors

WORDSLEY, 130 Balmoral Road

£290,000

3 1 1



The WELL APPOINTED layout has been EXTENDED, to now offer a VERY WELL PROPORTIONED layout, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large full depth lounge with dining area, 'media wall' and french style doors to the CONSERVATORY EXTENTION. The modern fitted kitchen has also been extended and a door leads off to the 'hobby room', which has been partitioned from the original garage (easily converted back if preferred). To the first floor are THREE LARGE BEDROOMS and a modern refitted family bathroom with shower. The property is set well back from the road beyond the GENEROUS DRIVEWAY, providing ample off road parking and there is a small store (originally part of garage). The LANDSCAPED REAR GARDEN is also a real feature and features a paved patio with steps to the artificial lawn, 'L' shaped decking, all partly surrounded by established plants and shrubs, creating natural privacy. 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 C. KINGSWINFORD OFFICE.

Reception Hall

Lounge Diner - 6.65m x 3.63m (21'10" x 11'11") max.

Conservatory - 3.48m x 2.44m (11'5" x 8'0")

Extended Kitchen - 4.67m x 3.2m (15'4" x 10'6")

Hobby Room (part of original garage) - 3.17m x 2.21m (10'5" x 7'3")

Store - 2.36m x 1.91m (7'9" x 6'3")

Bedroom 1 - 2.95m x 2.67m (9'8" x 8'9")

Bedroom 2 - 3.07m x 2.39m (10'1" x 7'10")

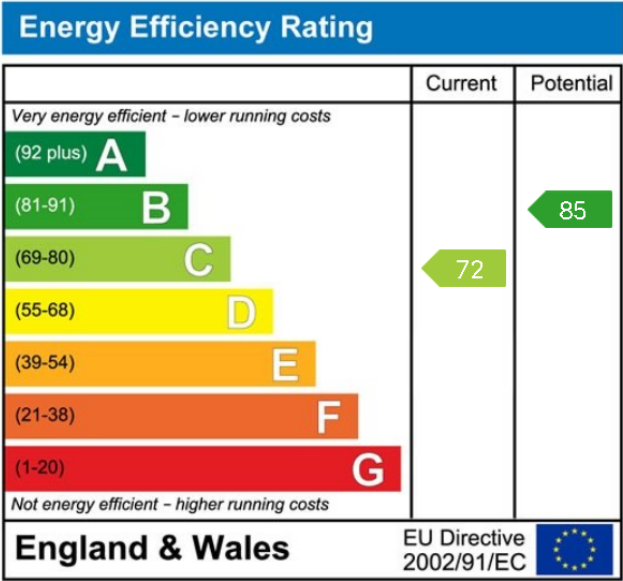
Bedroom 3 - 3.45m x 2.18m (11'4" x 7'2")

Bathroom - 2.01m x 1.85m (6'7" x 6'1")





- LARGE SEMI DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- EXTENDED KITCHEN
- PRIVATE LANDSCAPED REAR GARDEN
- DESIRABLE LOCATION
- EXTENDED
- CONSERVATORY
- GENEROUS DRIVEWAY
- WELL PRESENTED ACCOMMODATION
- CONVENIENT FOR SCHOOLS AND AMENITIES



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