



**Taylor's**

# KINGSWINFORD, 81 Court Crescent

£325,000

3 1 1



An ideal family home! Enjoying a LARGE 'SUNNY' REAR GARDEN, this IMPRESSIVE SEMI DETACHED FAMILY HOME enjoys a much sought after location, close to desirable primary and secondary schools. The BEAUTIFULLY IMPROVED accommodation includes THREE GOOD SIZED BEDROOMS and is further enhanced by the FULL WIDTH BLOCK PAVED DRIVEWAY.

The GENEROUS layout is SUPERBLY APPOINTED and TASTEFULLY PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE and comprises: reception hall with composite entrance door and cloaks cupboard/ storage, a large full depth lounge with dining room area, luxury refitted kitchen with integrated hob, oven, fridge and microwave, side hobby room/ storage with WC off. The first floor offers THREE GOOD SIZED BEDROOMS, (bedroom 1 includes fitted wardrobes) and a luxury refitted family bathroom with shower.

The property is set back beyond the FULL WIDTH DRIVEWAY, which provides off road parking and an approach to a small garage/ store. The large sunny rear garden comprises of large 'decking' with LED lighting, long level lawns, with side borders and a central pathway.

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

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

Lounge with Dining Area - 6.98m x 3.48m (22'11" x 11'5")

Kitchen - 2.69m x 2.64m (8'10" x 8'8")

Storage/ Hobby Room - 5.38m x 2.06m (17'8" x 6'9")

WC

Bedroom 1 - 3.15m x 2.97m (10'4" x 9'9") min.



**Bedroom 2** - 3.78m x 2.72m (12'5" x 8'11")

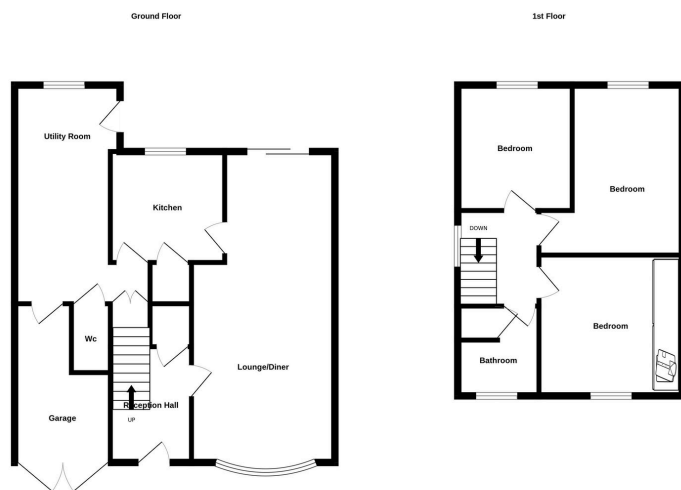
**Bedroom 3** - 2.72m x 2.67m (8'11" x 8'9")

**Bathroom** - 2.06m x 1.91m (6'9" x 6'3")

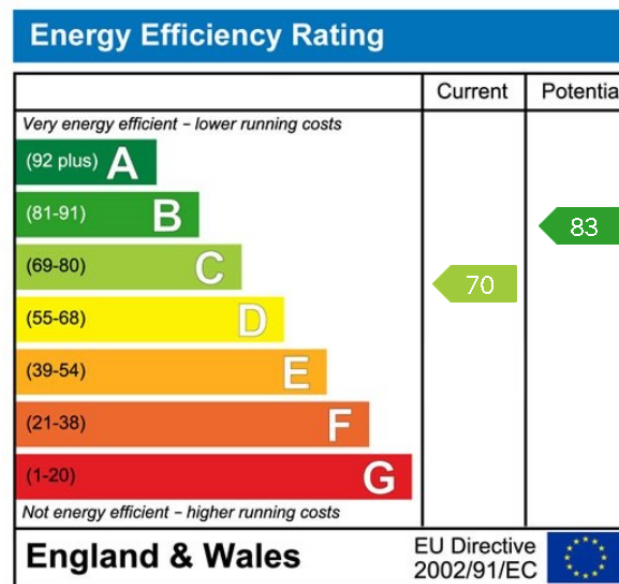
**Store/ Small Garage** - 2.21m x 1.73m (7'3" x 5'8")



- SEMI DETACHED FAMILY HOME
- LARGE FULL DEPTH LOUNGE WITH DINING AREA
- GROUND FLOOR WC
- LARGE 'SUNNY' REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FITTED BATHROOM
- FULL WIDTH BLOCK PAVED DRIVEWAY
- WELL PLACED FOR SOUGHT AFTER SCHOOLS



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Makroplan (2020)



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