



Taylors

# KINGSWINFORD, 46 Burrows Road

£235,000

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The accommodation is WELL PRESENTED and ATTRACTIVELY APPOINTED throughout includes GAS CENTRAL HEATING (new boiler installed in 2022), UPVC DOUBLE GLAZING and comprises: reception hall, large lounge/ diner with log burner, refitted kitchen with integrated appliances, THREE BEDROOMS and a refitted bathroom.

The LARGE DRIVEWAY, provides ample off road parking and an approach to the TANDEM GARAGE. The rear garden enjoys a sunny aspect and includes patio, artificial lawn and decking. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC D. KINGSWINFORD OFFICE

**Reception Hall**

**Lounge/Diner**

15' 0" x 13' 11" (4.57m x 4.24m)

**Kitchen**

8' 4" x 6' 3" (2.54m x 1.90m)

**First Floor Landing**

**Bedroom 1**

12' 3" x 8' 10" (3.73m x 2.69m)

**Bedroom 2**

9' 8" x 8' 10" (2.94m x 2.69m)

**Bedroom 3 - 9' 3" x 6' 0" (2.82m x 1.83m)**

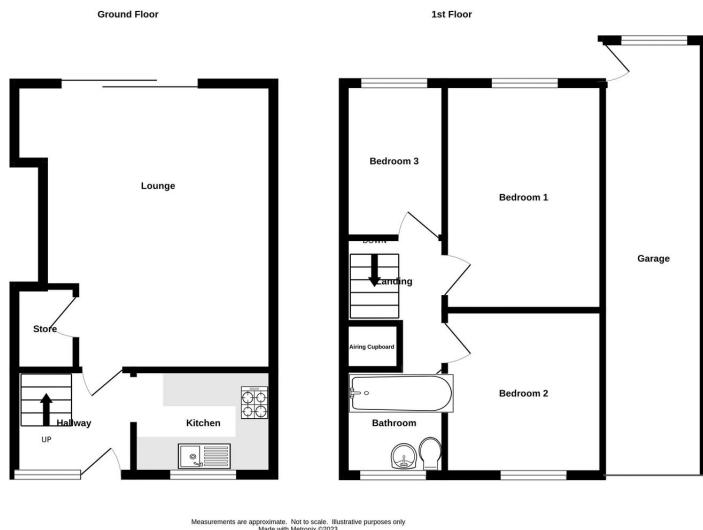
**Bathroom - 5' 10" x 5' 5" (1.78m x 1.65m)**

**Garage - 24' 9" x 7' 0" (7.54m x 2.13m)**

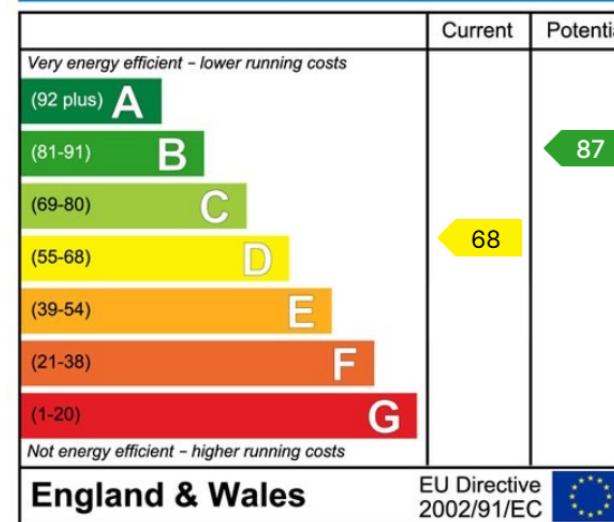




- MODERN, DETACHED FAMILY HOME
- THREE BEDROOMS
- LARGE LOUNGE DINER
- REFITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM
- GAS CENTRAL HEATING WITH NEW BOILER INSTALLED 2022
- UPVC DOUBLE GLAZING
- LARGE DRIVEWAY AND TANDEM GARAGE
- LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND B



### Energy Efficiency Rating



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