



**Taylor's**

# KINGSWINFORD, 19 The Knoll

£525,000

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**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).**  
**Current Flood Risk Assessment: Very Low. Council Tax Band E. EPC C. KINGSWINFORD OFFICE.**

**Porch - 2.18m x 0.91m (7'2" x 3'0")**

**Reception Hall - 4.65m x 2.13m (15'3" x 7'0")**

**Extended Lounge - 7.14m x 3.3m (23'5" x 10'10")**

**Dining Room - 3.94m x 3.35m (12'11" x 11'0")**

**Kitchen - 5.41m x 2.59m (17'9" x 8'6")**

**Utility Room - 2.11m x 1.8m (6'11" x 5'11") min.**

**WC - 1.12m x 0.97m (3'8" x 3'2")**

### **First Floor Landing**

**Bedroom 1 - 4.09m x 3.84m (13'5" x 12'7")**

**Ensuite - 3.2m x 1.78m (10'6" x 5'10") max.**

**Bedroom 2 - 4.09m x 2.69m (13'5" x 8'10")**

**Bedroom 3 - 3.68m x 2.74m (12'1" x 9'0")**

**Bedroom 4 - 2.34m x 2.13m (7'8" x 7'0")**

**Bedroom 5 - 2.11m x 2.01m (6'11" x 6'7")**

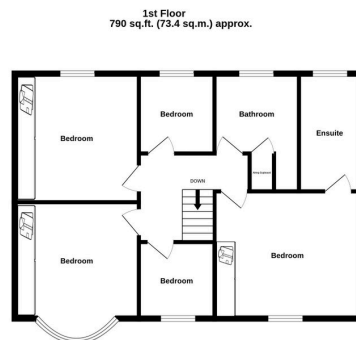
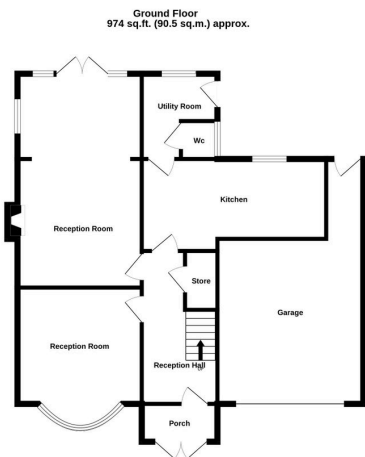
**Family Bathroom - 2.31m x 2.11m (7'7" x 6'11")**

**Large Garage - 6.02m x 4.06m (19'9" x 13'4")**

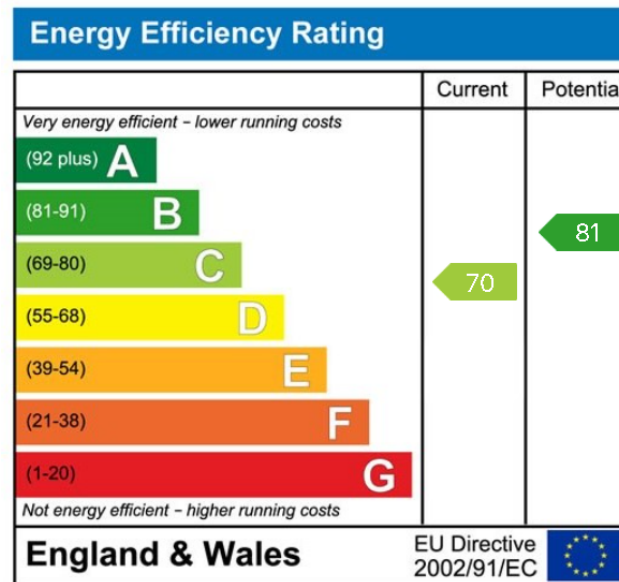




- SUBSTANTIAL DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM
- LARGE DRIVEWAY
- EV CHARGER
- UTILITY ROOM
- FIVE BEDROOMS
- EXTENDED
- GENEROUS GARAGE
- LARGE REAR GARDEN
- GROUND FLOOR WC



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrepx (2022)



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