



Taylors

KINGSWINFORD, 4 Burnham Close

£325,000

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The **GENEROUS** layout is **ATTRACTIVELY PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: impressive reception hall with WC off, a 'light and airy' large 'L' shaped lounge with **DINING AREA** off, modern fitted kitchen, **TWO EXTENDED BEDROOMS**, (both with fitted bedroom furniture) and modern shower room.

The **LARGE 'CRETE PRINT' DRIVEWAY** provides ample off road parking for several vehicles and an approach alongside the bungalow to the **LARGE GARAGE**. To the rear of the property is a very pleasant and private rear garden, which includes a paved patio, leading onto a well maintained lawn with side borders.

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 E. **KINGSWINFOR**D OFFICE.

Reception Hall - 4.29m x 1.83m (14'1" x 6'0")

WC

Lounge - 4.88m x 3.17m (16'0" x 10'5")

Dining Area - 3.17m x 2.39m (10'5" x 7'10")

Kitchen - 3.05m x 2.34m (10'0" x 7'8")

Bedroom 1 - 5.61m x 3.17m (18'5" x 10'5")

Bedroom 2 - 3.05m x 3.02m (10'0" x 9'11")

Sitting Area (off bedroom 2) - 3.05m x 2.41m (10'0" x 7'11")

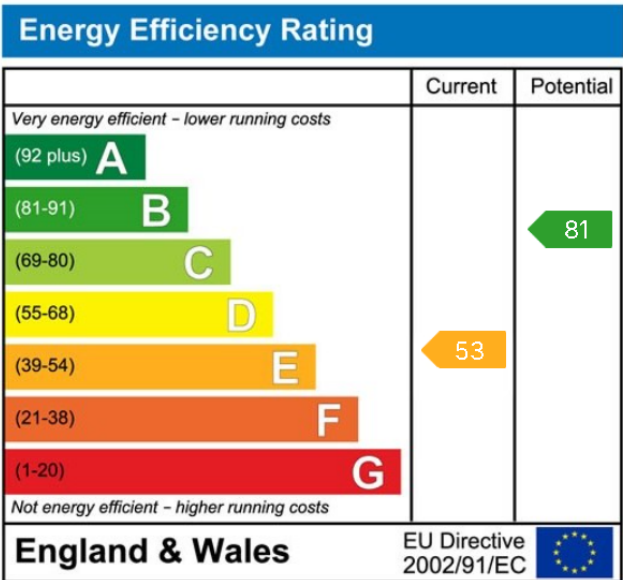
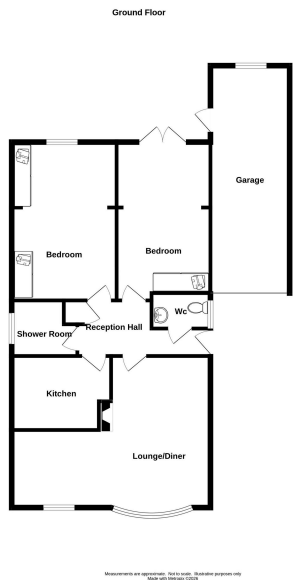
Bathroom - 2.13m x 1.68m (7'0" x 5'6") max

Garage - 8.33m x 2.49m (27'4" x 8'2")





- NO UPWARD CHAIN
- DETACHED BUNGALOW
- EXTENDED ACCOMMODATION
- TWO EXTENDED BEDROOMS
- LOUNGE WITH DINING AREA
- SHOWER ROOM
- WC
- LARGE DRIVEWAY
- LARGE GARAGE
- ENCLOSED PRIVATE REAR GARDEN



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