



**Taylor's**

# KINGSWINFORD, 56 Newfield Drive

£290,000

3 1 2



The **GENEROUS** accommodation is **VERY WELL APPOINTED** and **TASTEFULLY PRESENTED** throughout. With **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** the accommodation offers: reception hall with composite door, large 'open plan' lounge through to dining area. The dining area features 'bi folding' doors to the rear garden. The luxury refitted kitchen includes integrated hob, oven and dishwasher. From the dining area is the utility with WC off and a useful storage/ hobby room. To the first floor are **THREE BEDROOMS** (bedrooms 1 & 3 include fitted bedroom furniture) and a luxury refitted family bathroom with shower. The property is set well back from the cul de sac beyond the front garden with a **GENEROUS BLOCK PAVED DRIVEWAY**. The **LANDSCAPED REAR GARDEN** 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). Flood Risk Assessment: Very Low. Council Tax Band C. EPC C. **KINGSWINFORD OFFICE**.



**Reception Hall** - 4.42m x 1.8m (14'6" x 5'11")

**Lounge Area** - 4.65m x 4.5m (15'3" x 14'9")

**Dining Area** - 3.56m x 2.62m (11'8" x 8'7")

**Kitchen** - 3.02m x 2.67m (9'11" x 8'9")

**Utility Room** - 2.57m x 1.78m (8'5" x 5'10")

**WC** - 1.85m x 0.94m (6'1" x 3'1")

**Storage/ Hobby Space (originally garage)** - 3.15m x 2.31m (10'4" x 7'7")

**Bedroom 1** - 3.63m x 2.67m (11'11" x 8'9")

**Bedroom 2** - 3.2m x 2.72m (10'6" x 8'11")

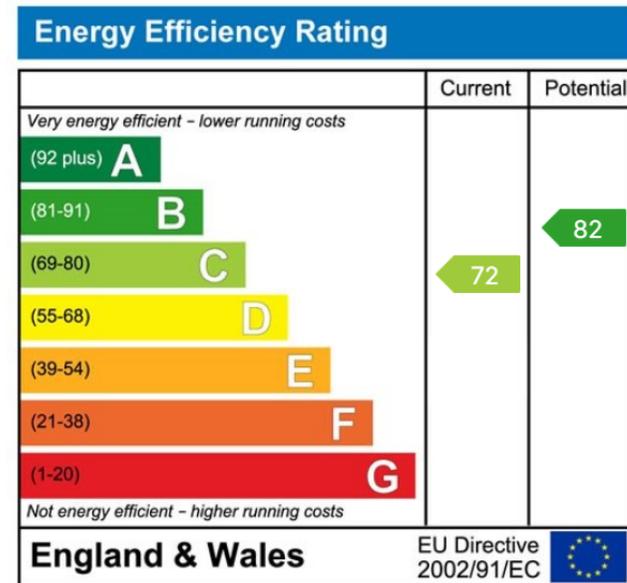
**Bedroom 3** - 2.59m x 1.8m (8'6" x 5'11")

**Bathroom** - 2.24m x 1.78m (7'4" x 5'10")





- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- STYLISH OPEN PLAN LAYOUT
- UTILITY ROOM
- SUNNY LANDSCAPED REAR GARDEN
- EXTENDED ACCOMMODATION
- CUL DE SAC
- DOWNSTAIRS WC
- LARGE BLOCK PAVED DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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