



Taylors

WORDSLEY, 56 Lawnswood Avenue

£320,000

3 1 2



The accommodation is VERY WELL PRESENTED and WELL PROPORTIONED throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING the accommodation comprises: reception hall with WC off, large front lounge, separate dining room, fitted kitchen with integrated appliances, enclosed side entrance with utility area. The first floor are THREE GOOD SIZED BEDROOMS and a family bathroom.

The LONG DRIVEWAY provides ample off road parking and an approach to the GARAGE. To the rear of the property, the private garden includes a generous patio, a shaped well maintained lawn, side borders and pathway to a lower patio area and garden shed. 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. Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Reception Hall - 4.19m x 1.73m (13'9" x 5'8")

WC - 1.63m x 0.81m (5'4" x 2'8")

Lounge - 4.62m x 3.51m (15'2" x 11'6")

Dining Room - 3.48m x 2.92m (11'5" x 9'7")

Kitchen - 4.04m x 2.13m (13'3" x 7'0")

Enclosed Side Entrance/ Utility - 6.65m x 1.52m (21'10" x 5'0")

Bedroom 1 - 4.24m x 3.53m (13'11" x 11'7")

Bedroom 2 - 3.48m x 3.33m (11'5" x 10'11")

Bedroom 3 - 2.92m x 2.34m (9'7" x 7'8")

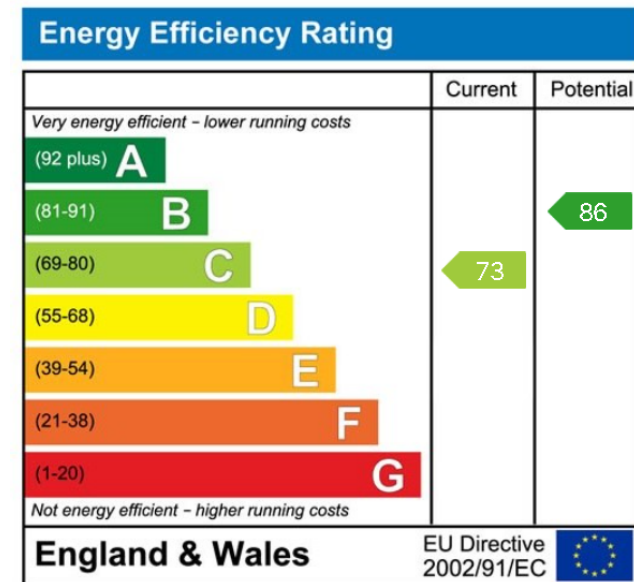
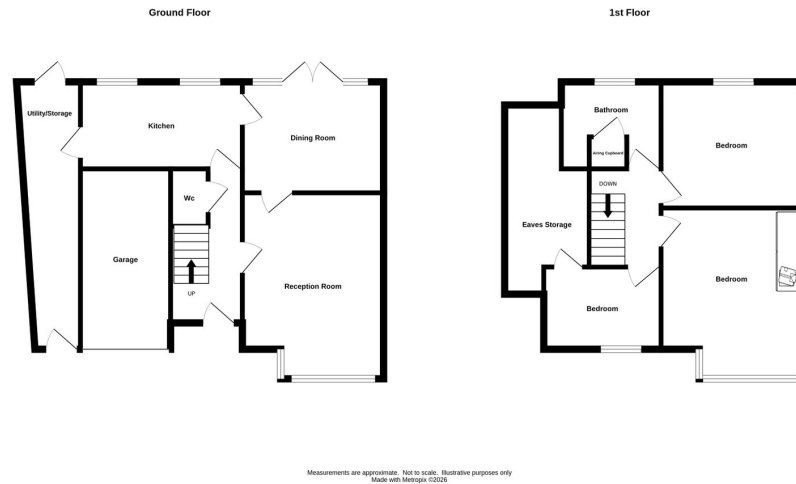
Bathroom - 2.39m x 2.16m (7'10" x 7'1") max.

Garage - 4.72m x 2.24m (15'6" x 7'4")





- NO UPWARD CHAIN
- THREE LARGE BEDROOMS
- GROUND FLOOR WC
- UTILITY
- GARAGE
- LARGE SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- LOUNGE AND DINING ROOM
- LONG DRIVEWAY
- PRIVATE REAR GARDEN



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