



Taylors

WALL HEATH VILAGE, 33 Fellows Avenue

£380,000

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Including gas central heating and UPVC double glazing, the accommodation comprises: entrance porch, reception hall, front lounge, large 'open plan' family dining kitchen with integrated appliances and sitting/ garden room off, which has french doors to the rear garden, a well appointed utility room with guests cloakroom/ WC off. To the first floor are the Four good sized bedrooms, bedroom 1 with ensuite shower room and there is a modern fitted family bathroom. Full Width Driveway, Garage. To the rear of the property is a LARGE 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. Current Flood Risk Assessment: Very Low. Council Tax Band C. EPC C. KINGSWINFORD OFFICE.

Entrance Porch - 2.39m x 0.91m (7'10" x 3'0")

Reception Hall - 3.61m x 1.88m (11'10" x 6'2")

Lounge - 3.58m x 3.25m (11'9" x 10'8")

Family Dining Kitchen - 5.33m x 3.3m (17'6" x 10'10")

Garden/ Sitting Area - 2.82m x 2.34m (9'3" x 7'8")

Utility Room - 3.17m x 1.75m (10'5" x 5'9")

WC - 1.91m x 0.86m (6'3" x 2'10")

Bedroom 1 - 4.85m x 2.87m (15'11" x 9'5")

Ensuite Shower Room - 2.79m x 1.4m (9'2" x 4'7")

Bedroom 2 - 3.51m x 3.05m (11'6" x 10'0")

Bedroom 3 - 3.23m x 2.82m (10'7" x 9'3")

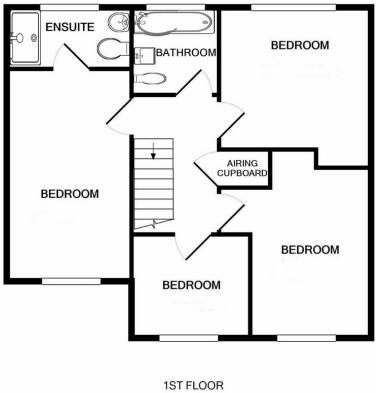
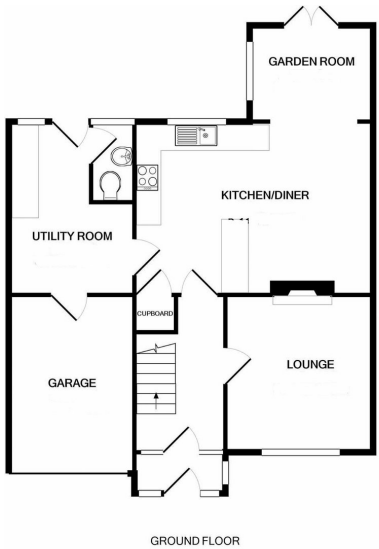
Bedroom 4 - 2.36m x 2.13m (7'9" x 7'0")

Family Bathroom - 1.93m x 1.7m (6'4" x 5'7")

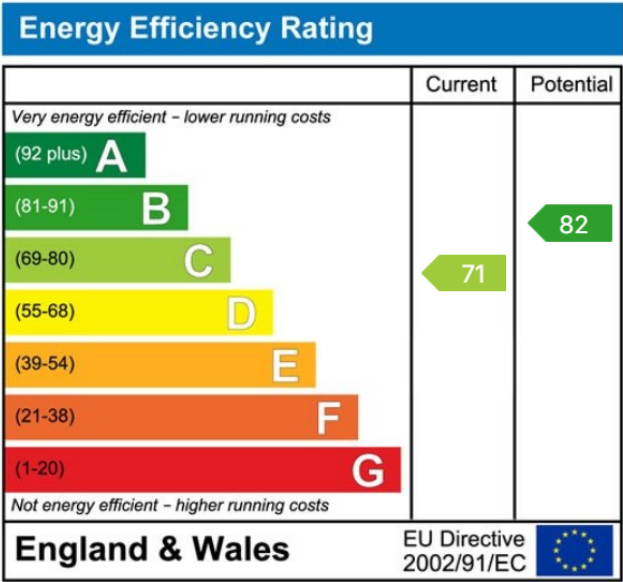




- LARGE SEMI DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM
- UTILITY ROOM
- LARGE DRIVEWAY
- LARGE SUNNY GARDEN
- FOUR BEDROOMS
- LUXURY FAMILY LIVING/ DINING KITCHEN
- GROUND FLOOR WC
- GARAGE
- CONVENIENT FOR SCHOOLS & SHOPS



FELLOWS AVE, DY6 9ET
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix (2020)



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