



Taylors

WORDSLEY, 13 Blandford Drive

£345,000

3 1 1



Whilst gently elevated to the fore, the property offers a **GENEROUS** layout, all of which is **SUPERBLY PRESENTED** throughout. The accommodation includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall with built in storage and 'oak' finish floor, large full depth lounge, again with 'oak' finish floor, 'log burner', a spacious dining kitchen, featuring integrated hob, oven and storage/ small utility off. To the first floor are **THREE GOOD SIZED BEDROOMS** and a **LUXURY REFITTED BATHROOM** with separate shower cubicle.

The **LARGE 'BLOCK PAVED' DRIVEWAY** provides ample off road parking for several vehicles and an approach to the **SINGLE GARAGE**. The impressive rear garden includes a full width patio with gated side access off, lawn, raised side borders, garden shed and timber 'decking'. The garden enjoys the afternoon sunshine and a private rear aspect.

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 D. EPC C. **KINGSWINFORD OFFICE**.

Reception Hall - 1.88m x 1.7m (6'2" x 5'7")

Lounge Diner - 6.91m x 3.89m (22'8" x 12'9") max.

Dining Kitchen - 5.79m x 2.26m (19'0" x 7'5")

Utility/ Store - 2.06m x 0.81m (6'9" x 2'8")

Bedroom 1 - 3.96m x 3.25m (13'0" x 10'8")

Bedroom 2 - 3.25m x 2.9m (10'8" x 9'6")

Bedroom 3 - 3.1m x 2.41m (10'2" x 7'11") max.

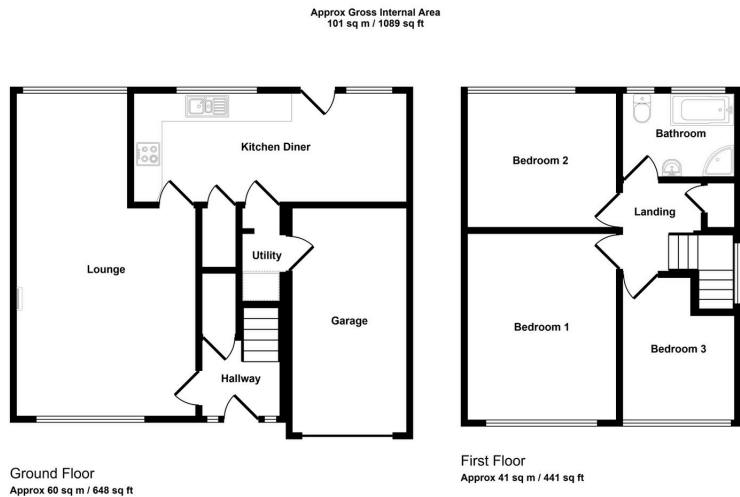
Bathroom - 2.41m x 1.8m (7'11" x 5'11")

Garage - 5.31m x 2.49m (17'5" x 8'2")

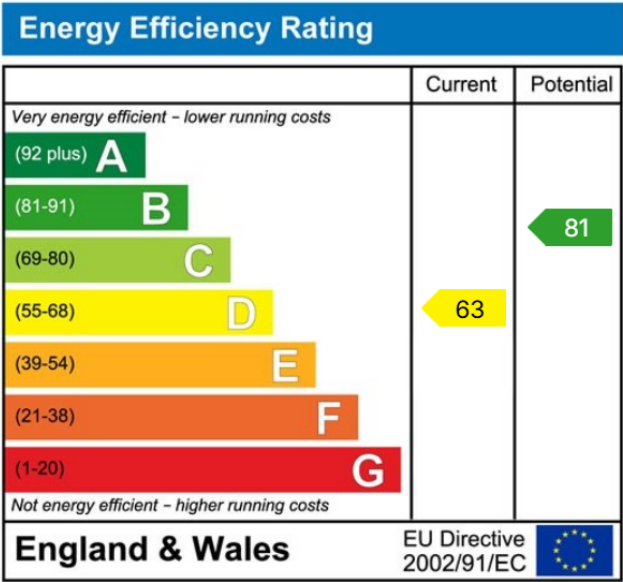




- DETACHED FAMILY HOME
- THREE GOOD BEDROOMS
- LOUNGE/ DINER WITH 'LOG BURNER'
- EXTENDED KITCHEN
- LARGE 'BLOCK PAVED' DRIVEWAY
- GARAGE
- PRIVATE REAR GARDEN
- REFITTED BATHROOM
- SOUGHT AFTER LOCATION
- CONVENIENT FOR SCHOOLS & AMENITIES



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.