



**Taylor's**

# KINGSWINFORD, 'Marylyn' Broad Street

£240,000

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**Broad Street offers a sought after location, which is within easy reach from village shops, Primary and Secondary Schools. The DECEPTIVELY LARGE layout is WELL PRESENTED and ATTRACTIVELY APPOINTED throughout. With GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, the accommodation comprises: entrance hall, front lounge with 'walk in' bay window, separate dining room, 'open plan' and through to the SPACIOUS FITTED KITCHEN with integrated hob and oven. To the first floor is THREE BEDROOMS and a modern fitted bathroom with shower. To the rear of the property is a LARGE 'SUNNY' GARDEN, which comprises of the paved patio with gated access to the shared side entrance. The patio leads onto the large lawn with side borders and shed, beyond which is a further garden area.**

**Ideal for families, first time buyers and landlords, the property is very well located within the heart of Kingswinford, a short walk to shops, pubs, Primary and Secondary Schools. There is also easy access to Stourbridge town and the Merry Hill Shopping Centre.**

**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). Current Flood Risk Assessment: Low. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.**

**Entrance Hall -**

**Lounge - 3.91m x 3.07m (12'10" x 10'1")**

**Dining Area - 4.01m x 3.25m (13'2" x 10'8")**

**Kitchen - 4.65m x 2.59m (15'3" x 8'6")**

**Bedroom 1 - 4.09m x 3.1m (13'5" x 10'2")**

**Bedroom 2 - 3.28m x 3.17m (10'9" x 10'5") max.**

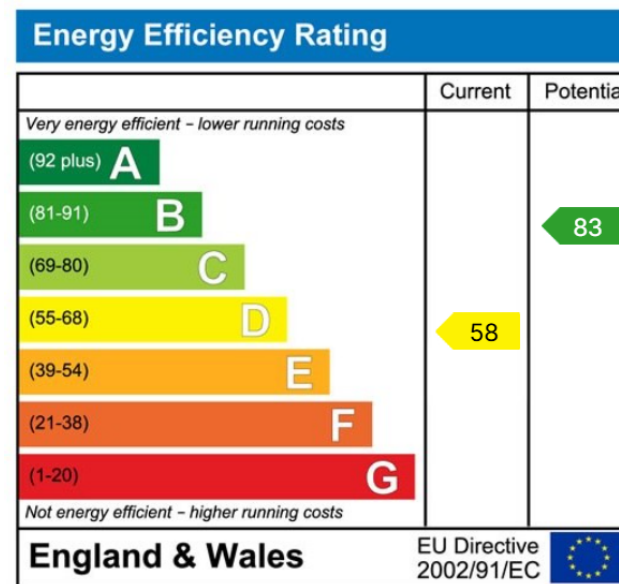
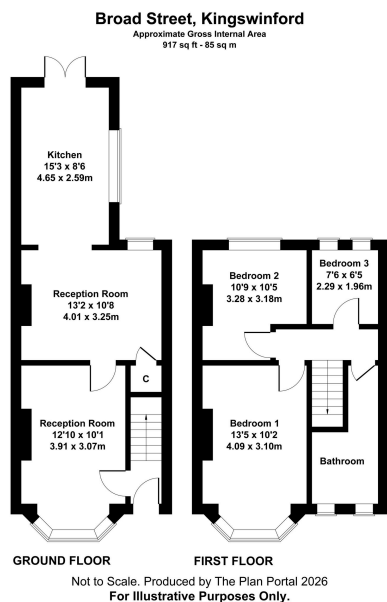
**Bedroom 3 - 2.29m x 1.96m (7'6" x 6'5")**

**Bathroom - 1.88m x 1.12m (6'2" x 3'8") + 2.1m x 1.49 (6'11" x 4'11")**





- PERIOD MID TERRACED HOME
- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE WITH 'BAY' WINDOW
- 'OPEN PLAN' DINING KITCHEN
- MODERN FIRST FLOOR BATHROOM
- SMALL BLOCK PAVED DRIVEWAY
- LARGE 'SUNNY' REAR GARDEN
- CENTRAL VILLAGE LOCATION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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