



**Taylor's**

**WORDSLEY, 1 Elmwood Road**  
**£300,000**

 3  1  2



includes Gas Central Heating, UPVC double glazing and comprises: entrance porch, hall, full width lounge, separate dining room with double doors to the LUXURY FITTED KITCHEN with integrated hob with cooker hood above, double oven, microwave, american style fridge/ freezer, dishwasher and 'island' unit with breakfast bar. Furthermore, the ground floor also includes a large utility room, rear hall and ground floor WC. THREE BEDROOMS, bedroom 1 includes built in/ fitted wardrobes and a luxury fitted family bathroom. Large Block Paved Driveway. To the rear, the 'sunny' garden features the almost full width paved patio with 'hot tub' and 'pergola' above. 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Flood Risk Assessment: Very Low. Council Tax Band C. EPC D. KINGSWINFORD OFFICE.

**Entrance Porch - 1.96m x 1.57m (6'5" x 5'2")**

**Hall -**

**Lounge - 4.8m x 3.07m (15'9" x 10'1")**

**Dining Room - 4.8m x 3.12m (15'9" x 10'3")**

**Kitchen - 4.55m x 3.81m (14'11" x 12'6") max.**

**Utility Room - 3.94m x 1.88m (12'11" x 6'2")**

**WC - 2.51m x 0.81m (8'3" x 2'8")**

**Rear Hall - 2.74m x 0.86m (9'0" x 2'10")**

**First Floor Landing**

**Bedroom 1 - 3.2m x 2.9m (10'6" x 9'6")**

**Bedroom 2 - 3.15m x 2.92m (10'4" x 9'7")**

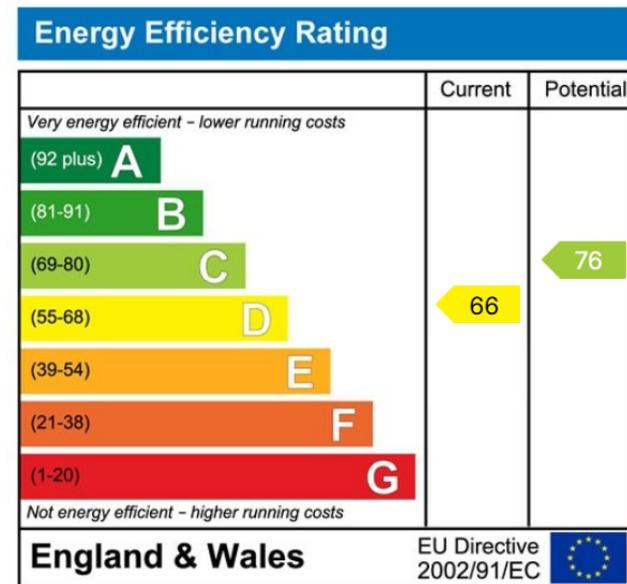
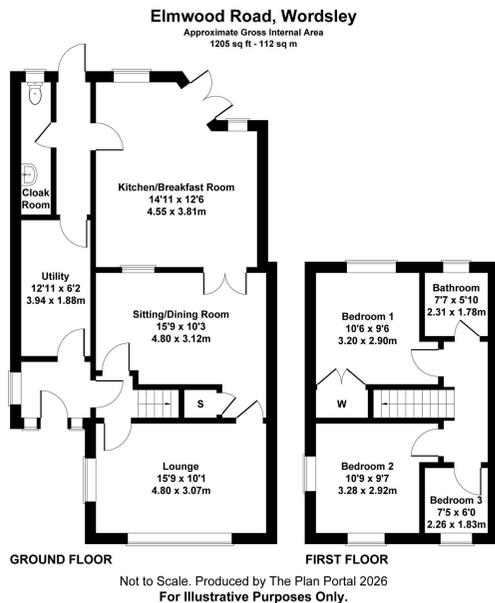
**Bedroom 3 - 2.26m x 1.83m (7'5" x 6'0")**

**Bathroom - 2.31m x 1.78m (7'7" x 5'10")**





- SEMI DETACHED FAMILY
- EXTENDED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE LUXURY FITTED KITCHEN
- UTILITY
- GROUND FLOOR WC
- LARGE DRIVEWAY
- 'SUNNY' REAR GARDEN WITH HOT TUB
- SOUGHT AFTER LOCATION



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