



**Taylor's**

# KINGSWINFORD, 4 Garret Close

£315,000

3 1 1



Well placed within a sought after cul de sac, upon the fringes of sought after 'Charterfields', this MODERN LINKED DETACHED FAMILY HOME is set back beyond the LARGE BLOCK PAVED DRIVEWAY with GARAGE and to the rear enjoying a very pleasant enclosed garden.

Whilst enjoying an open front outlook, the property offers a GENEROUS and VERY WELL PRESENTED layout, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with WC off, full depth lounge with dining area, modern fitted kitchen, THREE GOOD SIZED BEDROOMS and a refitted shower room. The LARGE BLOCK PAVED DRIVEWAY provides off road parking for several vehicles, EV charging point and an approach to the GARAGE. The good sized rear garden includes an almost full width paved patio, well maintained lawn and side borders.

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). Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Reception Hall - 3.1m x 1.83m (10'2" x 6'0")

WC - 1.78m x 0.79m (5'10" x 2'7")

Lounge Diner - 6.88m x 3.68m (22'7" x 12'1")

Kitchen - 2.97m x 2.69m (9'9" x 8'10")

Bedroom 1 - 3.4m x 3.25m (11'2" x 10'8")

Bedroom 2 - 3.2m x 2.79m (10'6" x 9'2")

Bedroom 3 - 2.39m x 2.31m (7'10" x 7'7")

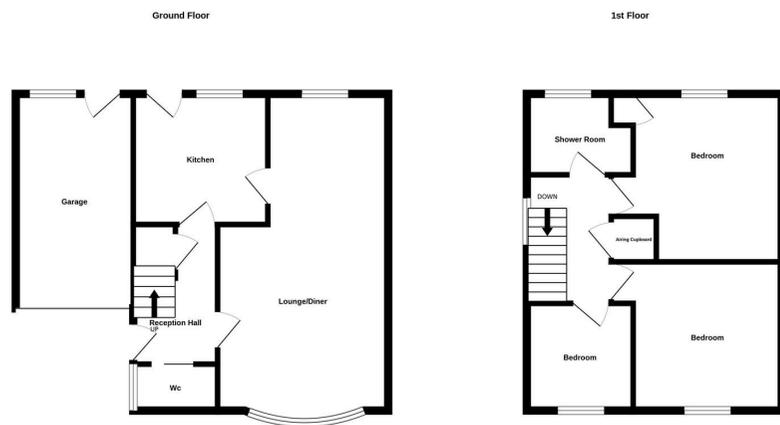
Shower Room - 2.39m x 2.31m (7'10" x 7'7")

Garage - 4.8m x 2.57m (15'9" x 8'5")

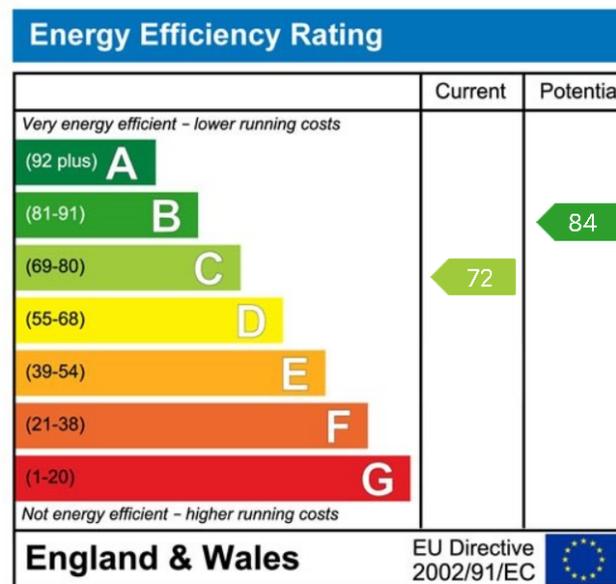




- MODERN LINKED DETACHED • CUL DE SAC FAMILY HOME
- THREE BEDROOMS
- LOUNGE/ DINER
- LARGE BLOCK PAVED DRIVEWAY
- REAR GARDEN
- GROUND FLOOR WC
- SHOWER ROOM
- GARAGE
- CONVENIENT FOR SHOPS & SCHOOLS



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2020



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