



Taylors

KINGSWINFORD, 32 Tiverton Close

£235,000

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The property offers a VERY WELL PROPORTIONED layout of ATTRACTIVELY APPOINTED accommodation, which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, full width dining kitchen with integrated hob and oven, full width lounge with 'wood burner'. To the first floor are TWO LARGE DOUBLE BEDROOMS (bedroom 1 includes fitted wardrobes and bedroom 2 includes built in storage), and modern bathroom with shower. There is also access to boarded loft space from the first floor.

The FULL WIDTH TARMAC DRIVEWAY provides off road parking and an approach to the SINGLE GARAGE, which includes a UTILITY AREA. The 'stunning' rear garden features a paved patio with gated side access off, a garden pond/ water feature. Steps rise from the patio to a well maintained level lawn with a raised and planted terraced garden area, gently rising towards the rear boundary.

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. According to Gov.uk the current surface water flood risk to surrounding ground is: High. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.

Porch - 1.91m x 0.89m (6'3" x 2'11")

Reception Hall - 2.54m x 1.85m (8'4" x 6'1")

Dining Kitchen - 4.27m x 2.31m (14'0" x 7'7")

Lounge - 4.27m x 2.95m (14'0" x 9'8")

Bedroom 1 - 3.63m x 2.97m (11'11" x 9'9") min.

Bedroom 2 - 4.27m x 2.72m (14'0" x 8'11") max.

Bathroom - 2.44m x 1.91m (8'0" x 6'3")

Garage - 4.9m x 2.49m (16'1" x 8'2")

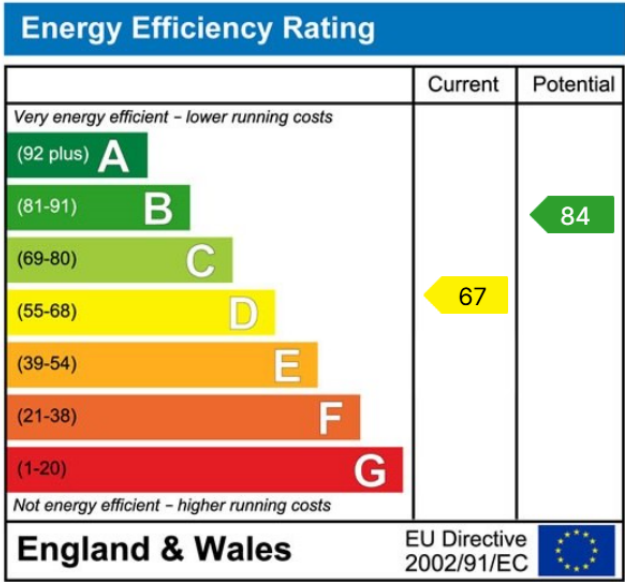




- 360 VIRTUAL TOUR
- TWO DOUBLE BEDROOMS
- FULL WIDTH DRIVEWAY
- GARAGE
- IMPRESSIVE LANDSCAPED REAR GARDEN
- MUCH IMPROVED
- DINING KITCHEN
- LOUNGE WITH 'LOG BURNER'
- CONVENIENT FOR AMENITIES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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 Drafty 360.



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