



**Taylors**

# KINGSWINFORD, 10 Cross Street

Offers Over £320,000

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The EXTENDED accommodation is WELL PROPORTIONED and ATTRACTIVELY PRESENTED throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, the accommodation comprises: reception hall, large rear lounge, hobby room/ storage, spacious modern fitted breakfast kitchen with dining room area off, ground floor WC, useful store, THREE DOUBLE BEDROOMS, and a refitted family bathroom with bath and separate shower cubicle.

The LARGE BLOCK PAVED DRIVEWAY provides ample off road parking for several cars. The LARGE REAR GARDEN, comprises of a good sized paved patio, area, long lawn with pathway to the GARDEN LODGE/ HOME OFFICE, slate chippings and timber shed.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC D. KINGSWINFORD OFFICE

**Entrance Hall** - 2.54m x 2.11m (8'4" x 6'11")

**Living Room** - 5m x 3.48m (16'5" x 11'5")

**Kitchen** - 4.98m x 2.24m (16'4" x 7'4")

**Hobby Room/ Storage** - 4.98m x 3.35m (16'4" x 11'0")MAX

**Dining Room** - 2.62m x 2.84m (8'7" x 9'4")

**WC** - 1.02m x 1.4m (3'4" x 4'7")

**Store** - 2.67m x 1.88m (8'9" x 6'2")MAX

**Bedroom 1** - 3.51m x 3.86m (11'6" x 12'8")

**Bedroom 2** - 2.84m x 3.33m (9'4" x 10'11")

**Bedroom 3** - 2.29m x 3.51m (7'6" x 11'6")MAX

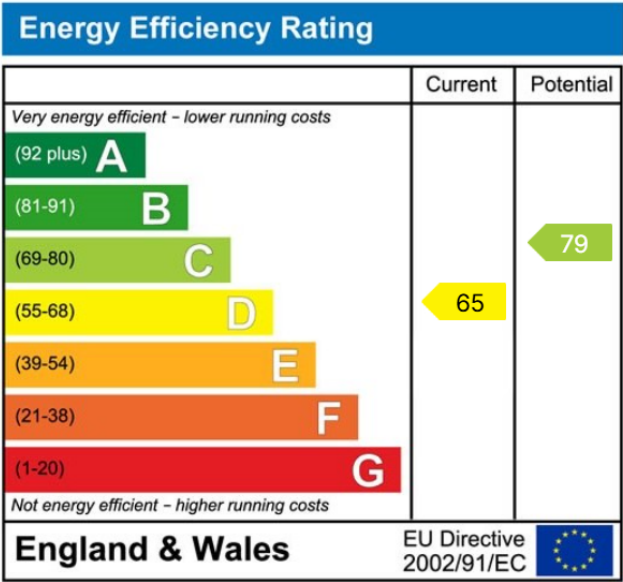
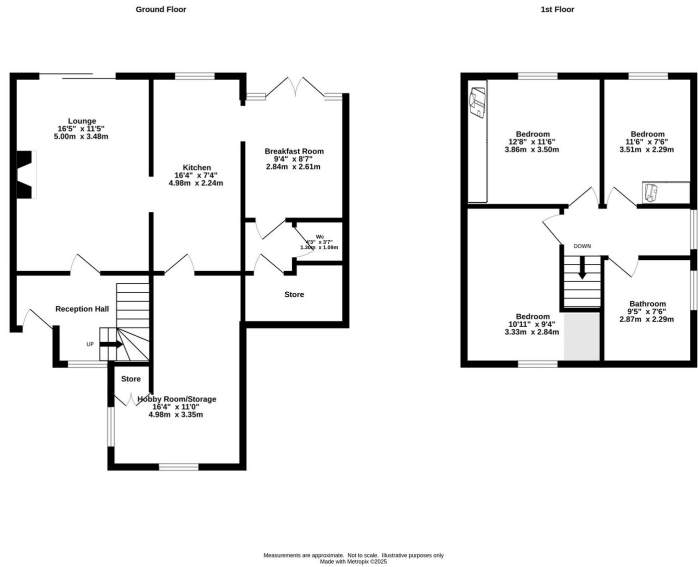
**Bathroom** - 2.87m x 2.29m (9'5" x 7'6")

**Garden Summer House** - 3.81m x 2.82m (12'6" x 9'3")





- LARGE EXTENDED SEMI DETACHED FAMILY HOME
- LOUNGE, SITTING and DINING ROOM
- GROUND FLOOR WC
- THREE DOUBLE BEDROOMS
- SPACIOUS BREAKFAST KITCHEN
- LARGE DRIVEWAY
- GENEROUS PRIVATE REAR GARDEN
- GARDEN LODGE/ OFFICE
- CENTRAL VILLAGE LOCATION
- SHORT WALK TO VILLAGE SHOPS/ AMENITIES



**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.