



Taylors

KINGSWINFORD, Nanaimo Way

£158,500

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CASH BUYERS/ INVESTORS ONLY - This TRADITIONAL SEMI DETACHED HOUSE, includes a BLOCK PAVED DRIVEWAY and a GOOD SIZED REAR GARDEN. The accommodation is VERY SPACIOUS and WELL PRESENTED throughout and includes TWO DOUBLE BEDROOMS. There are mine entries within 20 metres of the property - a Coal Authority Report is available upon request.

The SPACIOUS layout includes GAS CENTRAL HEATING, single glazing and comprises: reception hall, front lounge, spacious full width dining kitchen with integrated hob and oven. To the first floor are TWO DOUBLE BEDROOMS and modern shower room.

The BLOCK PAVED DRIVEWAY provides off road parking and to the rear of the property is a good sized garden. The garden includes a lawn, chippings, a STORAGE OUTBUILDING and enjoys a 'private' rear aspect.

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. Current Flood Risk Assessment: Very Low. Council Tax Band - A . EPC D. KINGSWINFORD OFFICE.

Reception Hall -

Lounge - 3.23m x 3.02m (10'7" x 9'11")

Dining Kitchen - 5.05m x 3.23m (16'7" x 10'7")

Bedroom 1 - 5.05m x 3m (16'7" x 9'10")

Bedroom 2 - 3.53m x 3.1m (11'7" x 10'2")

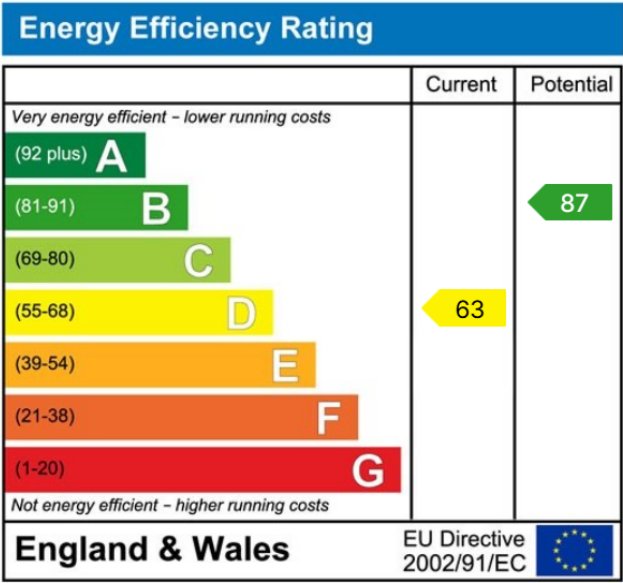
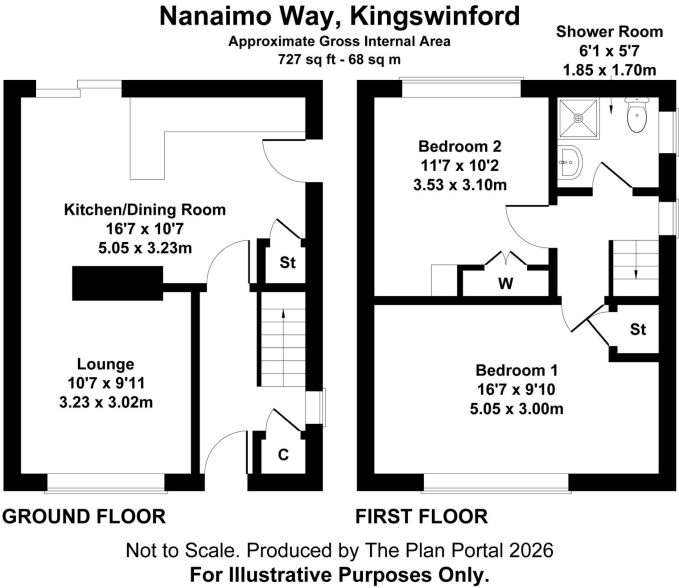
Bathroom - 1.85m x 1.7m (6'1" x 5'7")

Out Building/ Store - 2.67m x 2.24m (8'9" x 7'4")





- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- BLOCK PAVED DRIVEWAY
- PRIVATE REAR GARDEN
- GOOD SIZED LAYOUT
- FULL WIDTH KITCHEN
- SHOWER ROOM
- POPULAR LOCATION
- CONVENIENT FOR SCHOOLS
- COAL AUTHORITY REPORT AVAILABLE



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