



Taylors

KINGSWINFORD, 2 Stone Coal

Offers Over £299,000

3 2 1



The accommodation comprises: reception hall with WC off, a generous 'light and airy' lounge with 'walk in' bay window, a full width family dining kitchen with integrated hob, oven, fridge/ freezer, dishwasher and washing machine. To the first floor are 3 Good Sized Bedrooms, (bedroom 1 features a ensuite shower room) and a family bathroom. Approximately three years old, this property was built to a high specification and offers excellent energy efficiency, further enhanced by the benefit of solar panels. The LONG BLOCK PAVED SIDE DRIVEWAY provides ample off road parking, EV CHARGING POINT and gated access to the rear garden. The garden has been Beautifully Landscaped. Tenure: FREEHOLD. Construction: standard brick walls and tiled roof. There is an annual service charge of £190.24, which pays towards the maintenance of the communal areas, including the play area. This fee may be reviewed annually. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Surface Water Flood Risk Assessment: High - This information tells you the flood risk of the land around a building, not the building itself. Council Tax Band C. EPC C. KINGSWINFORD OFFICE.

Reception Hall -

WC - 1.42m x 1.02m (4'8" x 3'4")

Lounge - 4.47m x 4.19m (14'8" x 13'9")

Built In Storage - 2.82m x 0.84m (9'3" x 2'9")

Dining Kitchen - 4.44m x 3.17m (14'7" x 10'5")

Bedroom 1 - 3.2m x 2.79m (10'6" x 9'2") min.

Ensuite - 2.54m x 1.47m (8'4" x 4'10")

Bedroom 2 - 3.51m x 2.46m (11'6" x 8'1")

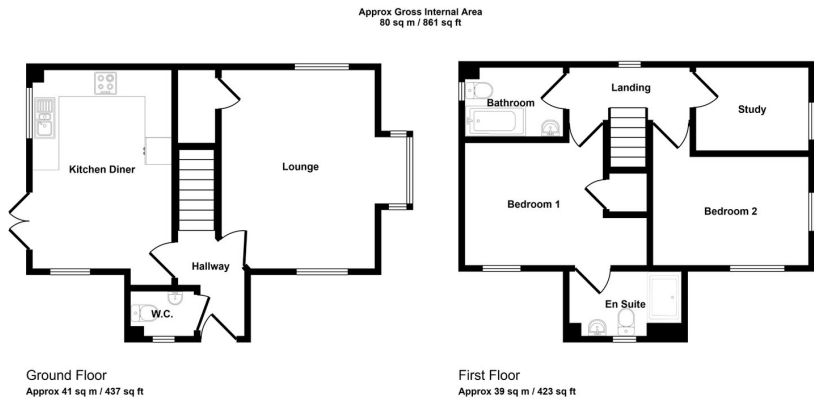
Bedroom 3 - 2.54m x 1.91m (8'4" x 6'3")

Family Bathroom - 2.24m x 1.57m (7'4" x 5'2")

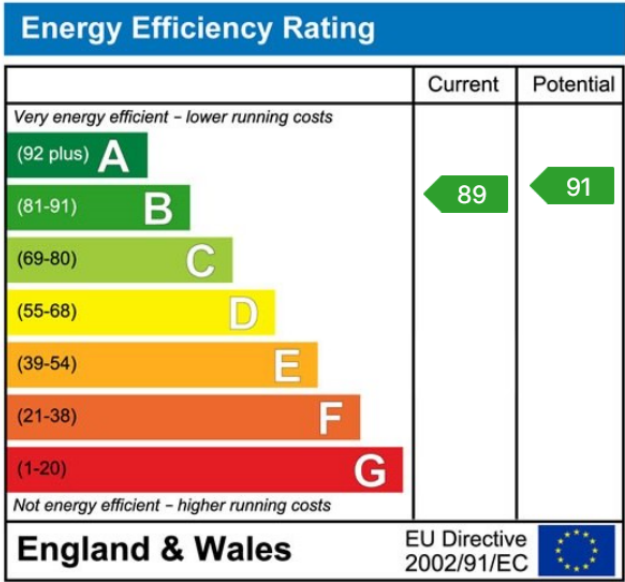




- ONLY 3 YEARS OLD (approx.) • DETACHED FAMILY HOME
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- LONG BLOCK PAVED DRIVEWAY
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- NHBC WARRANTY
- SOLAR PANELS
- CORNER POSITION



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 Snappy 360.



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