



Taylors

# KINGSWINFORD, 14 Queen Street

£269,500

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The accommodation is ATTRACTIVELY PRESENTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: porch entrance, reception hall with under stairs storage off, full width rear lounge with french doors to the rear garden, a refitted family dining kitchen, side utility room, THREE BEDROOMS (bedroom 1 includes fitted wardrobes) and a REFITTED SHOWER ROOM.

The front driveway provides ample off road parking and an approach to the GARAGE. The LARGE REAR GARDEN is a particular feature and includes an initial patio area with steps down to the LONG LEVEL LAWNS with side borders, a further 'slate chipped' patio and the lawns continue to double gates and garden shed/ store.

The property is further enhanced by its sought after location, close to St Mary's Primary School, Kingswinford Secondary Schools, village shops and park.

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 C. KINGSWINFORD OFFICE

**Entrance Hall** - 4.83m x 1.8m (15'10" x 5'11")

**Kitchen** - 2.62m x 1.8m (8'7" x 5'11")

**Living Room** - 4.57m x 3.51m (15'0" x 11'6")

**Bedroom 1** - 2.84m x 2.72m (9'4" x 8'11")

**Bedroom 2** - 3.33m x 2.59m (10'11" x 8'6")

**Bedroom 3** - 1.91m x 2.9m (6'3" x 9'6")

**Shower Room** - 2.59m x 1.42m (8'6" x 4'8")

**Utility Room** - 4.37m x 1.37m (14'4" x 4'6")

**Garage** - 2.51m x 5.08m (8'3" x 16'8")



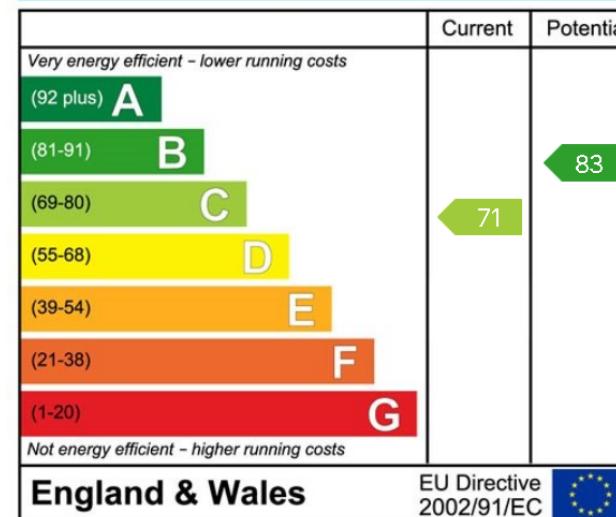


- MODERN SEMI DETACHED FAMILY HOUSE
- THREE BEDROOMS
- DINING KITCHEN
- FULL WIDTH LOUNGE
- UTILITY ROOM
- DRIVEWAY
- GARAGE
- LARGE REAR GARDEN
- CLOSE TO SCHOOLS
- CONVENIENT FOR VILLAGE SHOPS & PARK



Measurements are approximate. Not to scale. For illustrative purposes only.  
Please see floor plan.

### Energy Efficiency Rating



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