



Taylors

KINGSWINFORD, 6 Park Lane

£337,500

3 1 2



Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, the accommodation comprises: through reception hall with understairs storage off, front lounge with bay window, large extended family living dining kitchen with integrated appliances, 'island' unit, lantern roof light and 'bi folding' doors to the rear garden. There is a separate utility/ laundry room with WC off. To the first floor are THREE BEDROOMS and a family shower room. The property is set back beyond the TARMAC DRIVEWAY with GARAGE/ STORE, which includes an ELECTRIC 'ROLLER SHUTTER' DOOR. The LARGE REAR is BEAUTIFULLY LANDSCAPED, includes a generous 'porcelain' patio, with steps down to lawns, raised 'railway sleeper' edged borders and pathway to a further patio area with 'pergola' above and garden store. The garden also enjoys a private rear aspect, backing onto park grounds. 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 C. EPC TBA. KINGSWINFORD OFFICE.



Reception Hall - 4.85m x 1.75m (15'11" x 5'9") max.

Lounge - 4.24m x 3.33m (13'11" x 10'11")

Family Living Dining Kitchen - 6.93m x 5.08m (22'9" x 16'8")

Utility Room - 2.34m x 2.34m (7'8" x 7'8")

WC - 1.3m x 1.07m (4'3" x 3'6")

Bedroom 1 - 4.17m x 3.33m (13'8" x 10'11")

Bedroom 2 - 3.63m x 3.33m (11'11" x 10'11")

Bedroom 3 - 2.29m x 1.78m (7'6" x 5'10")

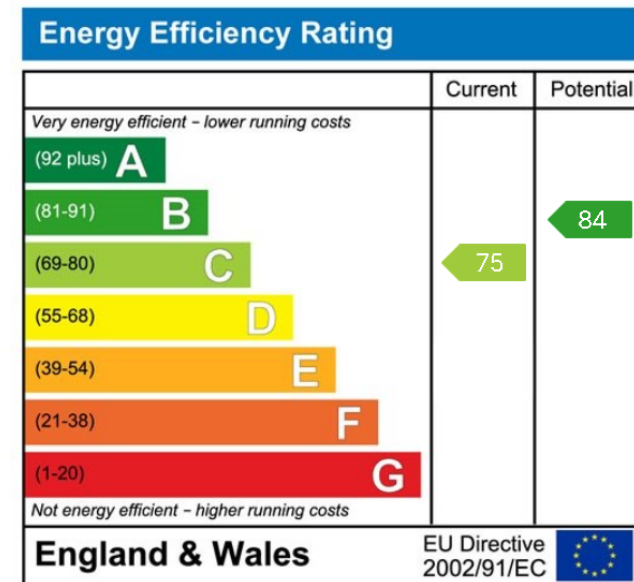
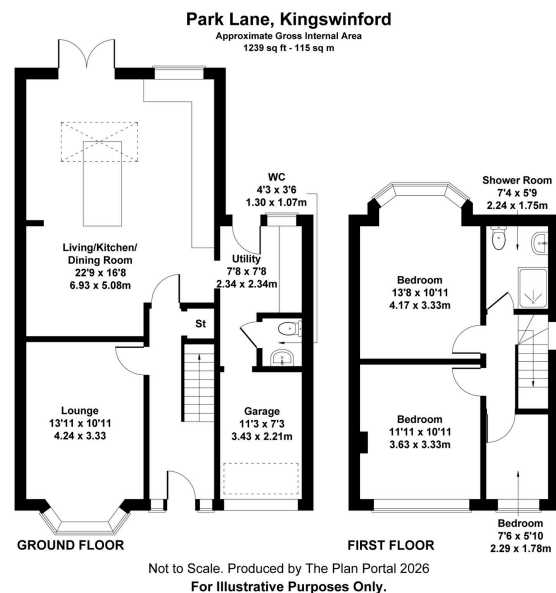
Shower Room - 1.75m x 2.24m (5'9" x 7'4")

Garage/ Store - 3.43m x 0m (11'3" x 7'3"-)





- OUTSTANDING SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- UTILITY ROOM
- FAMILY SHOWER ROOM
- GARAGE/ STORE
- EXTENDED
- FAMILY LIVING DINING KITCHEN
- WC
- DRIVEWAY
- LARGE LANDSCAPED REAR GARDEN



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