



**Taylors**

# WORDSLEY, 78 Lawnswood Road

£420,000

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Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, the accommodation comprises: entrance porch, 'L' shaped reception hall with loft access hatch and a large 'walk in' linen cupboard off, a generous rear lounge with double glazed patio door to the rear garden and feature fireplace, modern fitted kitchen with integrated hob and oven. There is a small utility room, Three Double Bedrooms, (bedroom 1 with a FITTED ENSUITE DRESSING ROOM) and a modern refitted shower room with large 'walk in' shower cubicle. The front garden includes lawns, established trees (two of which include a TPO) and there is gated side access to the rear garden. The good sized and well maintained rear garden features a 'block paved' patio, flower beds and steps to lawns and 'decking'. There is a summer house and gated access to the rear parking and both garages. Located in the front of the TWO SINGLE GARAGES is PARKING for TWO CARS. 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

**Entrance Porch** - 1.96m x 1.07m (6'5" x 3'6")

**Reception Hall**

**Lounge** - 6.1m x 3.3m (20'0" x 10'10")

**Kitchen** - 3.3m x 2.39m (10'10" x 7'10")

**Utility Room** - 1.63m x 0.99m (5'4" x 3'3")

**Bedroom 1** - 4.85m x 4.72m (15'11" x 15'6") max./Ensuite Dressing Room

**Bedroom 2** - 3.81m x 2.87m (12'6" x 9'5")

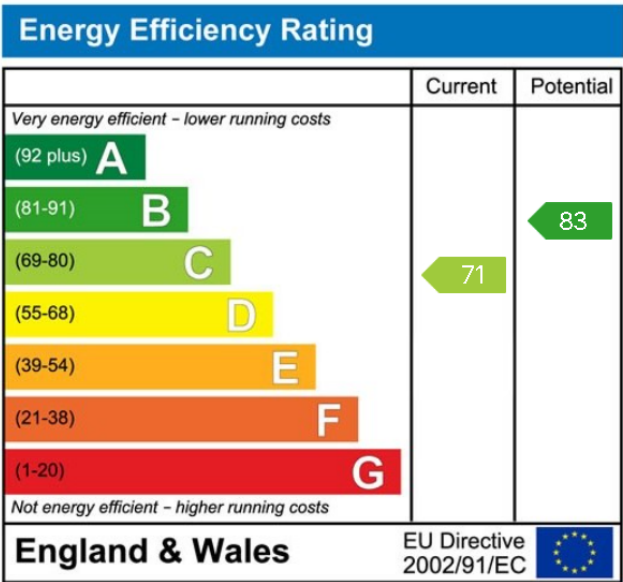
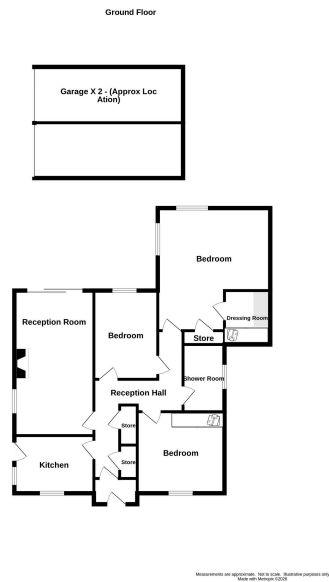
**Bedroom 3** - 3.63m x 2.57m (11'11" x 8'5") **Shower Room** - 2.84m x 1.68m (9'4" x 5'6")

**Garage 1** - 5.13m x 2.44m (16'10" x 8'0") **Garage 2** - 5.13m x 2.46m (16'10" x 8'1")





- AVAILABLE WITH NO UPWARD CHAIN
- LARGE DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- ENSUITE DRESSING ROOM
- LARGE LOUNGE
- CORNER POSITION
- PRIVATE REAR GARDEN
- TWO SINGLE GARAGE'S
- CONVENIENT FOR AMENITIES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



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