



Taylors

WALL HEATH VILLAGE, 16 Grove Park

£340,000

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The accommodation provides GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large rear lounge, front reception/ dining room, large refitted kitchen with built in appliances and pantry/ store off, THREE LARGE BEDROOMS and a REFITTED FAMILY BATHROOM with 'velux' sky light.

The detached annex comprises: hall, open plan lounge with fitted kitchen with 'sky light', double bedroom and shower room. The annex is currently let and generates an annual income of £8340.00. 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. Council Tax Band B . EPC E. KINGSWINFORD OFFICE

Reception Hall

Rear Lounge - 3.96m x 3.78m (13'0" x 12'5")

Front Reception/ Dining Room - 3.23m x 2.87m (10'7" x 9'5")

Large Kitchen - 5.13m x 3.18m (16'10" x 10'5")

First Floor Landing

Bedroom 1 - 3.96m x 3.78m (13'0" x 12'5")

Bedroom 2 - 3.18m x 2.44m (10'5" x 8'0")

Bedroom 3 - 3.25m x 2.87m (10'8" x 9'5")

Family Bathroom - 2.57m x 1.78m (8'5" x 5'10") max.

Annex

Lounge Area - 3.33m x 2.46m (10'11" x 8'1")

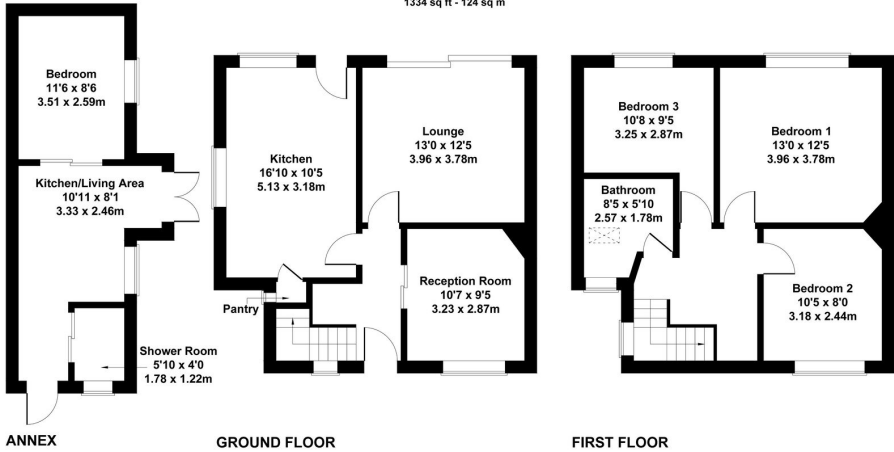
Kitchen Area - 3.25m x 2.64m (10'8" x 8'8")

Double Bedroom - 3.51m x 2.59m (11'6" x 8'6")

Shower Room - 1.78m x 1.22m (5'10" x 4'0")



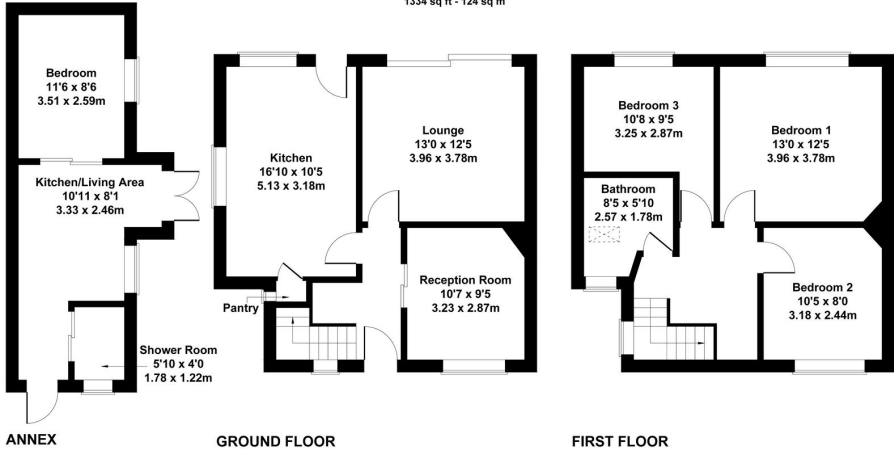
Grove Park, Wall Heath
Approximate Gross Internal Area
1334 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2025
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- LARGE SEMI DETACHED FAMILY HOME
- CENTRAL VILLAGE LOCATION
- FOUR BEDROOMS (INCLUDING ANNEX)
- SEPARATE DETACHED ANNEX
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- FULL WIDTH DRIVEWAY
- LANDSCAPED SUNNY REAR GARDEN
- SHORT WALK TO VILLAGE SHOPS & SCHOOL

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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