



**Taylors**



# WALL HEATH VILLAGE, 21 Albion Parade

£135,000

3 1 1





Well located within the heart of Wall Heath Village, this **DECEPTIVELY LARGE MAISONETTE**, offers a **GENEROUS** layout of **THREE BEDROOM** accommodation, all of which is **VERY WELL PRESENTED** throughout.

Located above commercial premises, the property includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: reception hall, full width lounge with dining area, spacious fitted kitchen, **THREE GOOD SIZED BEDROOMS** and a modern fitted shower room.

Located to the rear of the property is the shared **CAR PARKING** and steps rise to the shared balcony. The property is a short walk from shops, pubs and restaurants.

Tenure: Leasehold - approximately 959 years remaining on lease. Ground rent - £20.00 per annum. Service charge £343.72 per annum (reviewed annually). Construction: brick with a pitched tiled and flat roof. Services: Mains electricity, water and drainage are connected (no gas is 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 A . EPC G. **KINGSWINFORD OFFICE**

**Reception Hall** - 3.28m x 1.96m (10'9" x 6'5")

**Lounge Diner** - 5.16m x 3.63m (16'11" x 11'11")

**Kitchen** - 3.28m x 3.1m (10'9" x 10'2")

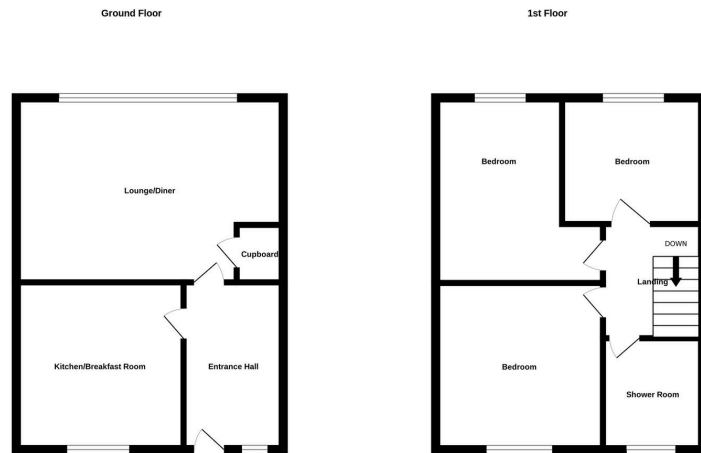
**Bedroom 1** - 3.61m x 2.46m (11'10" x 8'1")

**Bedroom 2** - 3.3m x 3.1m (10'10" x 10'2")

**Bedroom 3** - 2.51m x 2.44m (8'3" x 8'0")

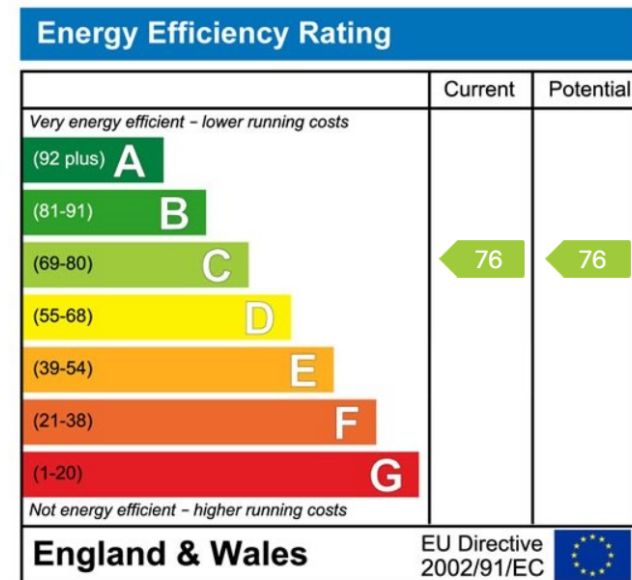
**Shower Room** - 1.91m x 1.65m (6'3" x 5'5")





Measurements are approximate. Not to scale. Illustrative purposes only.  
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- LARGE MAISONETTE
- LOUNGE/ DINER
- SHOWER ROOM
- CENTRAL VILLAGE LOCATION
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- FITTED KITCHEN
- COMMUNAL PARKING
- GAS CENTRAL HEATING
- GOOD BUY TO LET



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