



Taylors

WALL HEATH VILLAGE, Brook Street

£270,000

3 1 3



The GENEROUS and WELL PLANNED layout requires some cosmetic updating and provides much potential. With GAS CENTRAL HEATING, UPVC DOUBLE GLAZING the accommodation comprises: central reception hall, large full depth lounge, second sitting room, fitted kitchen, CONSERVATORY, utility, rear hall and ground floor WC. The first floor features THREE LARGE BEDROOMS and a spacious family bathroom with separate WC.

Ample off road parking is provided by the LONG SIDE DRIVEWAY, which leads to the GARAGE. The GENEROUS REAR GARDEN is a particular feature. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D. KINGSWINFORD OFFICE

Reception Hall -

Lounge - 6.12m x 3.1m (20'1" x 10'2")

Sitting Room - 3.81m x 3.66m (12'6" x 12'0")

Kitchen - 3.96m x 2.39m (13'0" x 7'10")

Conservatory - 3.73m x 3.15m (12'3" x 10'4")

Utility Room - 2.34m x 1.5m (7'8" x 4'11")

WC -

First Floor Landing

Bedroom 1 - 3.86m x 3.07m (12'8" x 10'1")

Bedroom 2 - 3.63m x 3.15m (11'11" x 10'4")

Bedroom 3 - 4.04m x 2.39m (13'3" x 7'10")

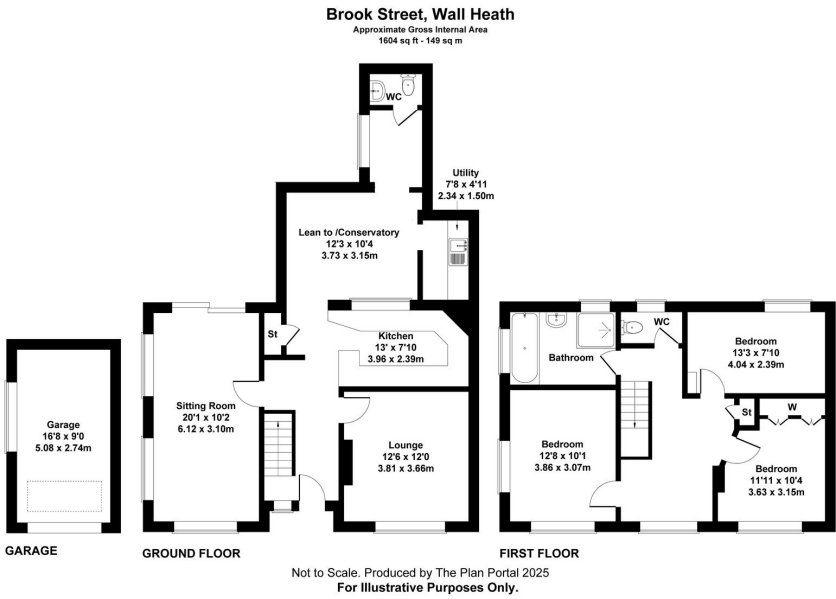
Bathroom - 3.07m x 2.13m (10'1" x 7'0")

Garage - 5.08m x 2.74m (16'8" x 9'0")





- NO UPWARD CHAIN
- THREE LARGE BEDROOMS
- LONG DRIVEWAY
- VILLAGE LOCATION
- GROUND FLOOR WC
- DOUBLE FRONTED END OF TERRACE
- GENEROUS REAR GARDEN
- GARAGE
- CONSERVATORY
- CLOSE TO SCHOOLS & VILLAGE SHOPS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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