



Taylors

KINGSWINFORD, The Village

£310,000

🛏 2 🚿 1 🛋 2



An HISTORIC GRADE TWO LISTED DOUBLE FRONTED END OF TERRACE, circa 1695, which enjoys a secluded position in The Village conservation area.

This is a rare opportunity to purchase this charming home, whilst retaining many period features, has been sympathetically upgraded and improved, offering a 'ready to move into' layout of SPACIOUS accommodation. Including GAS CENTRAL HEATING and DOUBLE GLAZING the accommodation includes: generous lounge with oak beams, log burner and double doors to the snug/ study, large fitted kitchen with vaulted ceiling, ground floor WC, TWO DOUBLE BEDROOMS and an attractively fitted shower room.

The secluded, 'tucked away' position and 'grassy pathway' approach leads to the main entrance and the front garden, which is surrounded by wrought iron railings. The rear 'cottage' and 'walled' garden includes covered decking/ seating area, a 'block paved' pathway with substantial timber garden store, 'block paved' patio with chippings alongside and rear gated access.

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

Lounge - 4.32m x 3.78m (14'2" x 12'5")

Snug - 2.51m x 2.01m (8'3" x 6'7")

Kitchen - 4.78m x 2.9m (15'8" x 9'6")

WC - 1.47m x 0.89m (4'10" x 2'11")

Bedroom 1 - 3.78m x 2.64m (12'5" x 8'8")

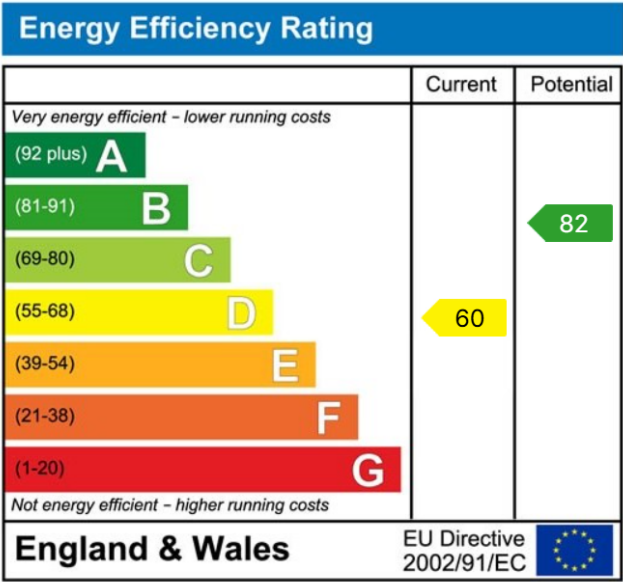
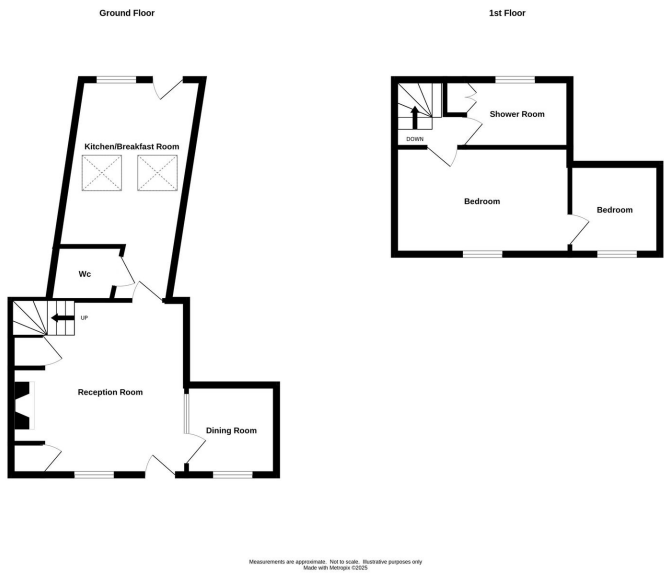
Bedroom 2 - 2.36m x 2.03m (7'9" x 6'8")

Shower Room - 2.67m x 1.63m (8'9" x 5'4")





- HISTORIC DOUBLE FRONTED • GRADE II LISTED HOUSE
- TWO BEDROOMS
- LOUNGE WITH LOG BURNER
- SNUG/ STUDY
- GROUND FLOOR WC
- SHOWER ROOM
- COTTAGE GARDEN
- SECLUDED POSITION
- GAS CENTRAL HEATING & DOUBLE GLAZING



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.