



Taylors

WALL HEATH VILLAGE, 1 New Street

£269,950

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The **DECEPTIVELY SPACIOUS** accommodation is **SUPERBLY APPOINTED** and is **PRESENTED TO A HIGH STANDARD** THROUGHOUT. The property includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: front lounge with log burner style fire, separate sitting room with feature fireplace, beautifully fitted kitchen with integrated appliances, rear lobby, ground floor luxury fitted shower room and **TWO DOUBLE FIRST FLOOR BEDROOMS**.

The **LARGE BLOCK PAVED DRIVEWAY** provides ample off road parking and an approach to the **DETACHED GARAGE**. The **LARGE BEAUTIFULLY LAID OUT REAR GARDEN**, includes a block paved patio, level well maintained lawn, established side borders and benefits from a private and sunny rear aspect. Also approached from the rear garden is the **GARDEN ROOM/ CONSERVATORY**.

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 C. EPC E. **KINGSWINFORD OFFICE**

Lounge - 4.55m x 2.9m (14'11" x 9'6")MAX

Sitting Room - 4.22m x 3.35m (13'10" x 11'0")

Kitchen - 3.05m x 2.51m (10'0" x 8'3")

Lobby

Bathroom - 2.08m x 1.65m (6'10" x 5'5")

First Floor Landing - 2.9m x 1.75m (9'6" x 5'9")

Bedroom 1 - 4.24m x 3.38m (13'11" x 11'1")

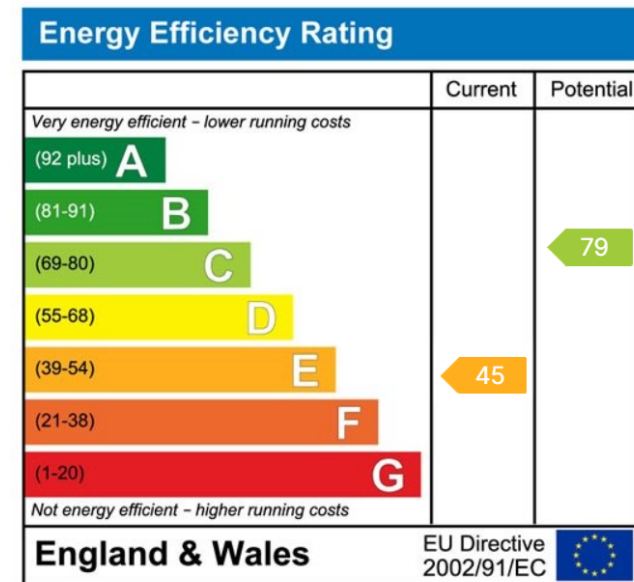
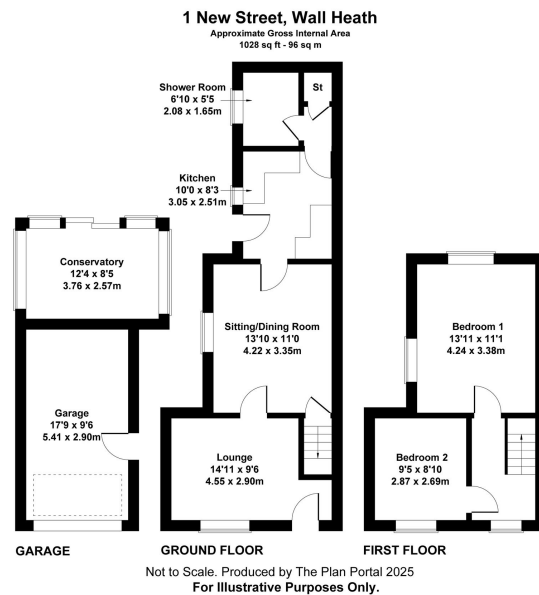
Bedroom 2 - 2.87m x 2.69m (9'5" x 8'10")

Garage - 5.41m x 2.9m (17'9" x 9'6")





- NO UPWARD CHAIN
- 'PERIOD' DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- LUXURY FITTED SHOWER ROOM
- BLOCK PAVED DRIVEWAY
- DETACHED GARAGE
- LARGE PRIVATE REAR GARDEN
- CENTRAL VILLAGE LOCATION



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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.