



## 3 Blacksmiths Yard

, Stoke Golding, CV13 6HD

Offers In The Region Of £198,000



A stunning cottage style 2 bedroom terraced house, nesting within the picturesque village of Stoke Golding. The property boasts charm and character, together with many unique features. Additional benefits of gas central heating (combination boiler), PVCu double glazing, established private communal gardens, car parking, bathroom with shower, 2 good sized bedrooms, elegant lounge and breakfast kitchen.

Ideally located close to local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.





**Attractive lounge (front). 13'5" x 12'1" (4.09 x 3.69)**  
Multi fuel burner, set in an attractive surround, ceramic tiled floor, radiator, PVCu double glazed window, coving and PVCu double glazed stable door.

**Modern breakfast kitchen (front). 9'6" x 8'4" (2.92 x 2.55)**  
PVCu double glazed window, under stairs cupboard, ceramic tiled floor, twin bowled sink, range of attractive base and wall units, associated work surfaces, radiator, coving, ceramic wall tiling,split level hob and electric (fan assisted) oven.

**First floor landing.**

**Bedroom 1 (front). 10'3" x 9'5" (3.13 x 2.88)**  
PVCu double glazed window, radiator, roof void access hatch, and fitted cupboard with a wall mounted (fan assisted) combination boiler (Vaillant Eco Tec Plus 831).

**Bedroom 2 (front). 13'6" x 7'6" (4.12 x 2.31)**  
PVCu double glazed window, radiator and feature ornate fireplace with a cast iron grate, coving and 2 wall light points.

**Modern bathroom.**  
Suite in white, panel bath with chrome mixer shower, wash hand basin and low flush wc

**Outside.**  
Communail established picturesque gardens.  
Car parking.

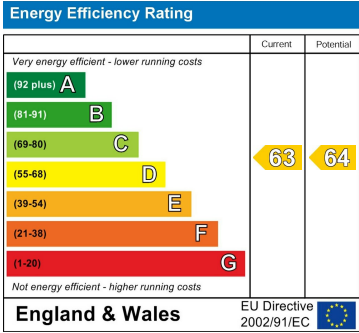
Area Map



Floor Plans



Energy Efficiency Graph



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