

Mark
Webster
estate agents



Keys Hill
Baddesley Ensor

O.I.R.O. **£274,000**

*** BEAUTIFULLY POSITIONED PROPERTY - DELIGHTFUL VIEWS - POPULAR VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this semi-detached home briefly comprising: Lounge, kitchen/diner, three bedrooms, bathroom, good sized rear garden, partly converted garage and a long driveway. Viewing is essential.

ENTRANCE HALL

Single panelled radiator, door to a useful storage cupboard, stairs leading off to the first floor landing and a door to...

LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m)

Double glazed window to front aspect, double panelled radiator, multi-fuel burner and glazed double doors to...

KITCHEN/DINER

8' 4" x 16' 8" (2.54m x 5.08m)

Double glazed window to rear aspect, double glazed French doors giving access to the rear garden, tiled floor, single panelled radiator, a range of base and eye level kitchen units, tall unit housing a single electric oven and integrated microwave, roll edge work surfaces, tiling to splash back areas, ceramic sink, electric hob and space for a washing machine.

FIRST FLOOR LANDING

Access to roof space which has been partially converted for storage and doors to...

BEDROOM ONE

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

8' 2" x 6' 10" (2.49m x 2.08m)

Double glazed window to front aspect and a single panelled radiator.

BATHROOM

7' 6" x 6' 8" (2.29m x 2.03m)

Opaque double glazed window to rear aspect, tiled floor & walls, wash basin with useful vanity storage unit below, low level WC, freestanding bath and a shower enclosure with mixer style shower over, under floor heating.



TO THE EXTERIOR

To the front of the property there is a paved driveway which lead to the rear of the property with access to the garage which has been partially converted with a partition wall, utility area and guest WC. The enclosed rear garden is split into different levels with a paved patio area, further paved patio section with access to the garage and a good sized lawn with planted borders.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

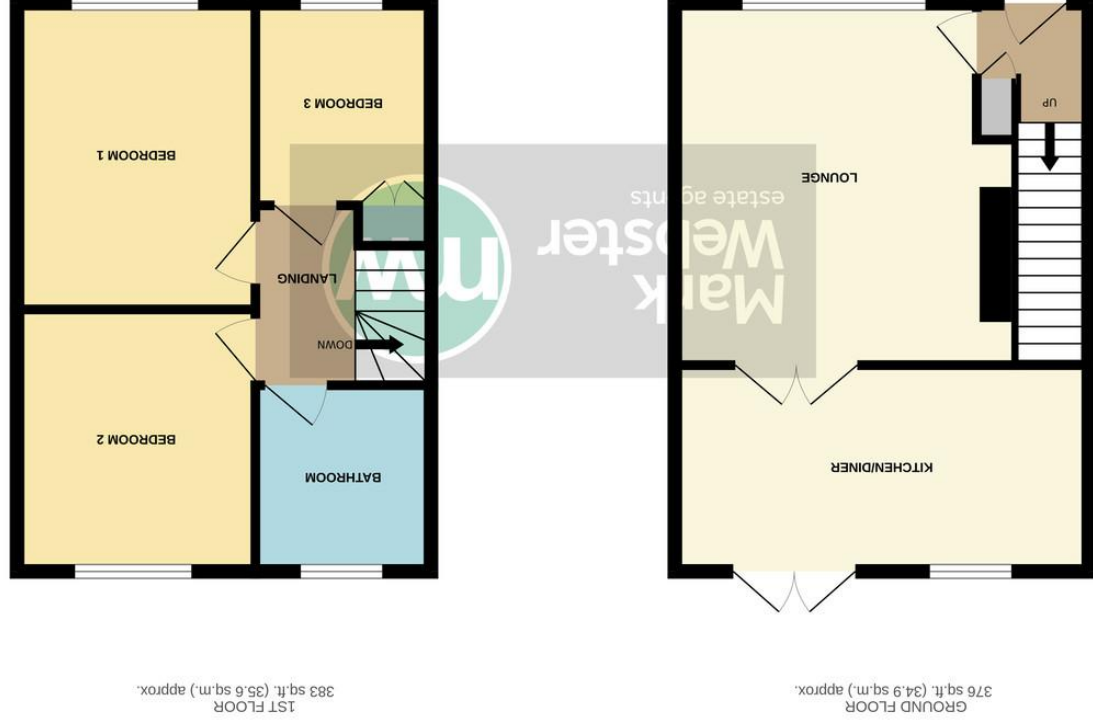
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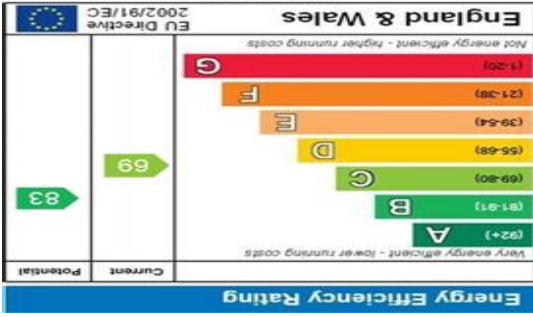
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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