



Taylor's

CLAVERLEY, Boycott Barns

£415,000

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The spacious full-width dining kitchen is a standout feature of the home, beautifully presented with a high-quality Shaker-style fitted kitchen. It boasts solid wood block worktops, a range-style cooker, integrated appliances including a dishwasher, washing machine, and fridge. Offering generous space for dining and entertaining, this impressive room also provides access via a staircase to the first-floor accommodation. Also accessed from the kitchen is a convenient guest cloakroom/WC. To the rear of the property, a superb full-width living room provides an excellent space for relaxing and entertaining, featuring fitted storage to either side of the chimney breast. The room is further enhanced by a UPVC double-glazed 'oak'-style window and elegant French doors, complete with bespoke fitted shutters, with matching skirting opening out onto the rear garden patio/terrace. The first floor landing includes a sky light roof window and door to the main bedroom, which features sky light roof windows and fitted bedroom furniture. The second double bedroom also includes sky light roof windows. The garden is a fantastic feature of the property. Tenure: FREEHOLD. Construction: standard brick walls and tiled roof. Services: Mains electricity and water connected. Drainage: Septic Tank - shared with 3 other properties. We are advised that an annual charge of approximately £80 is payable towards the emptying of the septic tank. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Dining Kitchen - 5.56m x 5.41m (18'3" x 17'9") max.

Guest Cloakroom/ WC - 2.01m x 1.7m (6'7" x 5'7")

Living Room - 5.59m x 3.66m (18'4" x 12'0")

Bedroom 1 - 4.67m x 3.66m (15'4" x 12'0") max.

Bedroom 2 - 3.4m x 3.4m (11'2" x 11'2") max.

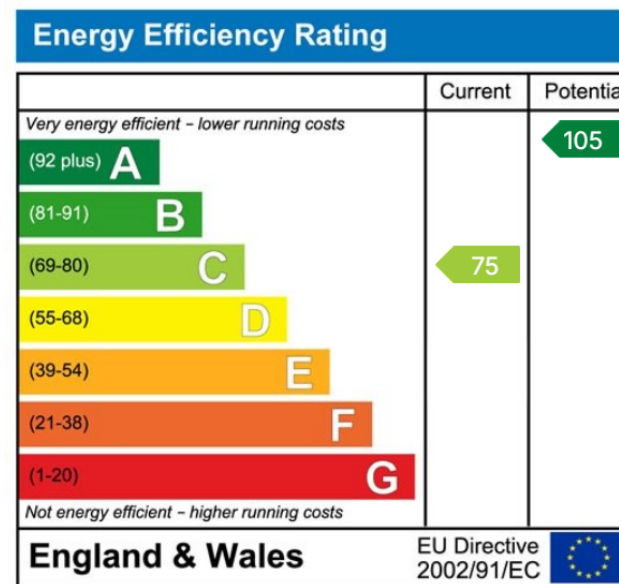
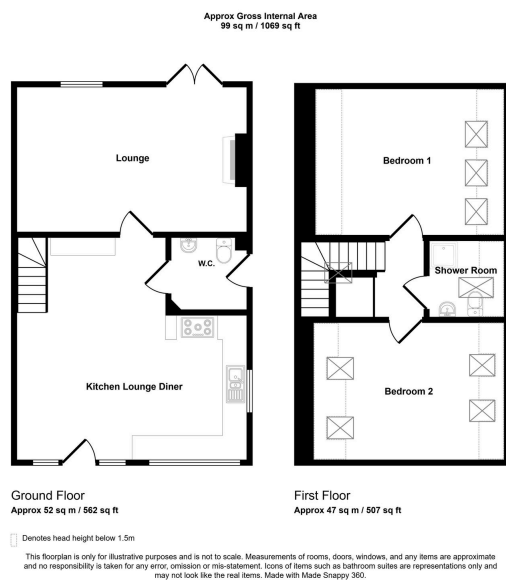
Shower Room - 1.91m x 1.85m (6'3" x 6'1")

Store Room - 5.97m x 2.69m (19'7" x 8'10")
Garage - 6.25m x 3.17m (20'6" x 10'5")





- CONVERTED BARN
- RURAL SETTING
- GENEROUS ACCOMMODATION
- GROUND FLOOR WC
- GENEROUS GARDENS
- TWO DOUBLE BEDROOMS
- GARAGE
- BEAUTIFULLY PRESENTED
- PARKING
- LARGE STORE



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