

Taylors

WORDSLEY, Smalman Close

£160,000

2 2 1









The SPACIOUS accommodation is SUPERBLY APPOINTED and BEAUTIFULLY DECORATED throughout. Including GAS CENTRAL HEATING, UPVC DOUBLE GLAZING the accommodation comprises: through reception hall with built in storage off, large full depth 'open plan' lounge/ diner through to the fitted kitchen. The lounge area includes french style doors with 'juliet' style balcony. The fitted kitchen includes an integrated hob, oven and washer/ dryer. There are TWO GOOD SIZED BEDROOMS, bedroom 1 includes an ENSUITE SHOWER ROOM and there is a well presented bathroom. The apartment is approached from the communal ground floor lobby, which is entered only via a secure door/ intercom system. The surrounding gardens and grounds and communal lobby are all maintained (included in the service charge). The property also benefits from an ALLOCATED RESIDENT PARKING SPACE, plus shared VISITOR PARKING.

Tenure: LEASEHOLD. Approximately 109 years remaining on lease. GROUND RENT: £300.00 per annum. SERVICE/ MAINTENANCE CHARGE: £2249.40 every 12 months (reviewed annually). Construction: Standard Brick Construction with flat roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk - very low. Council Tax Band - A. EPC - C. KINGSWINFORD OFFICE.

Reception Hall - 6.07m x 1.02m (19'11" x 3'4")

Open Plan Lounge/ Diner through Kitchen - 6.25m x 3.91m (20'6" x 12'10") max.

Lounge Area - 4.67m x 3.91m (15'4" x 12'10")

Kitchen Area - 3.12m x 1.52m (10'3" x 5'0")

Bedroom 1 - 3.12m x 2.59m (10'3" x 8'6")

Ensuite - 1.98m x 1.47m (6'6" x 4'10")

Bedroom 2 - 2.64m x 2.59m (8'8" x 8'6")

Bathroom

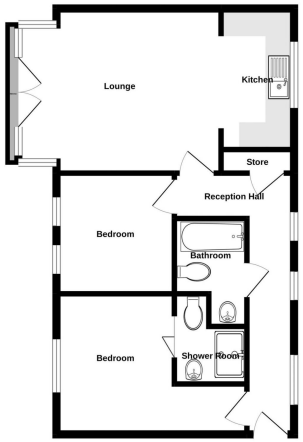


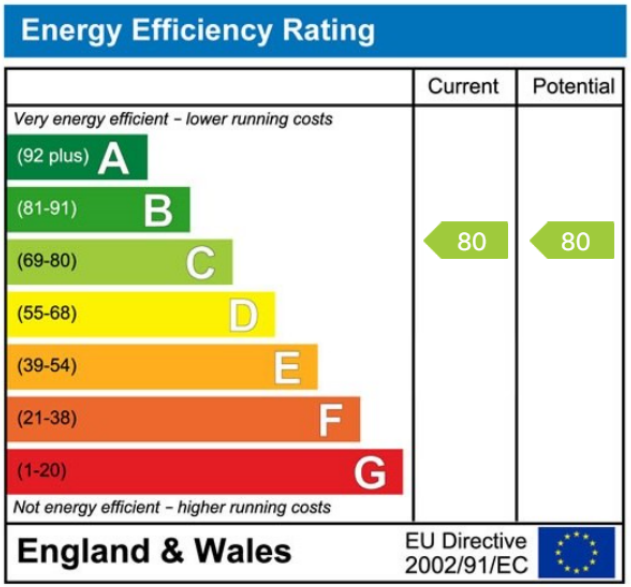




- LUXURY APARTMENT
- GROUND FLOOR
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- STYLISH 'OPEN PLAN' LAYOUT
- IMMACULATE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- MAINTAINED GARDENS/ GROUNDS
- CUL DE SAC

Ground Floor





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