



**Taylor's**

# WALL HEATH VILLAGE, 32 Brook Street

£245,000

🛏️ 1 🚿 1 🚗 1



The WELL APPOINTED layout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: large 19' + lounge, a generous, extended luxury fitted dining kitchen with integrated hob, oven, fridge/ freezer, microwave and 'bi folding' doors to rear garden 'decking', ground floor WC and cellar. To the first floor is a LARGE DOUBLE BEDROOM and a SPACIOUS LUXURY BATHROOM which features 'twin' wash basins, feature bath and a large 'walk in' shower. Stairs rise from the first floor landing to the 'dormer' loft, which has been divided, carpeted, decorated, and includes roof lights and a window to the rear aspect.

To the rear of the property is a LARGE GARDEN, which features timber decking, long lawn with pathway alongside, leading to further decking and a LARGE GARDEN BUILDING, ideal for entertaining, as a home office, games room/ bar etc.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). The loft space does not have building regulation approval. Council Tax Band B. EPC TBA. KINGSWINFORD OFFICE

Lounge - 6.02m x 3.61m (19'9" x 11'10")

Dining Kitchen - 6.35m x 3.28m (20'10" x 10'9")

Ground Floor WC

Cellar

Bedroom 1 - 3.35m x 2.9m (11'0" x 9'6")

Bathroom - 4.11m x 2.9m (13'6" x 9'6") max.

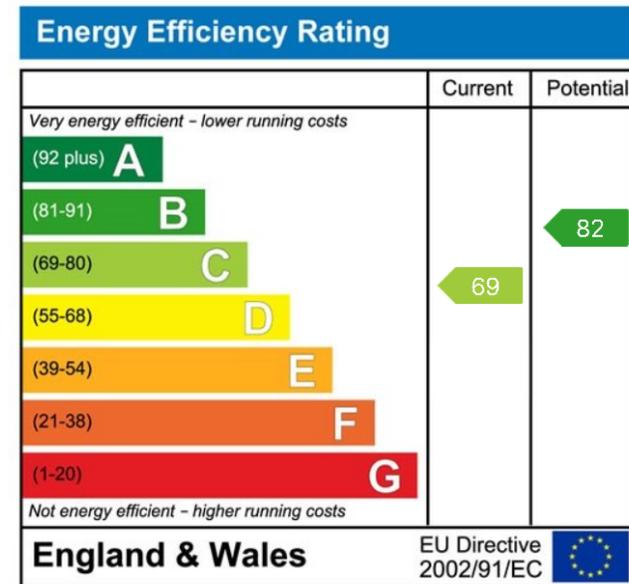
Second Floor Storage - 2.46m x 2.21m (8'1" x 7'3") max.

Second Floor Storage - 3.4m x 1.65m (11'2" x 5'5") max.





- MID TERRACED HOUSE
- EXTENDED
- GROUND FLOOR WC
- LARGE FAMILY DINING KITCHEN
- LARGE LOUNGE
- LUXURY BATHROOM
- GENEROUS REAR GARDEN
- GARDEN BUILDING
- BACKING ONTO COUNTRYSIDE/ FIELDS
- VILLAGE LOCATION



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **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.