



Taylors

WORDSLEY, 74 Guardians Walk

£155,000

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An IMPRESSIVE TOP FLOOR APARTMENT, well located within a very popular development, offering a GENEROUS TWO BEDROOM layout, which features a ENSUITE SHOWER ROOM. The property is set within maintained gardens/ grounds and includes an ALLOCATED PARKING SPACE.

The ground floor communal entrance includes an secure intercom entrance system and opens to the maintained lobby, where stairs rise to the second floor landing, from which the apartment is accessed. The SPACIOUS accommodation is WELL PRESENTED, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises of a 'light & airy' reception hall with storage off, large full depth 'open plan' lounge/ diner with fitted kitchen. The kitchen area features integrated appliances, including hob and oven. There are TWO GOOD SIZED BEDROOMS, the main bedroom has an ENSUITE SHOWER ROOM off and there is a further modern bathroom.

The surrounding gardens, grounds and communal lobby are all maintained (included in the service charge). Located just outside the property is the ALLOCATED RESIDENT PARKING SPACE.

Tenure: LEASEHOLD. Approximately 109 years remaining on lease. GROUND RENT: £300.00 per annum. SERVICE/ MAINTENANCE CHARGE: £1980.00 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.

Entrance Hall -

Open Plan Living/ Dining Kitchen - 5.28m x 3.58m (17'4" x 11'9")

Bedroom 1 - 3.23m x 2.59m (10'7" x 8'6") min.

Ensuite Shower Room - 2.08m x 1.47m (6'10" x 4'10")

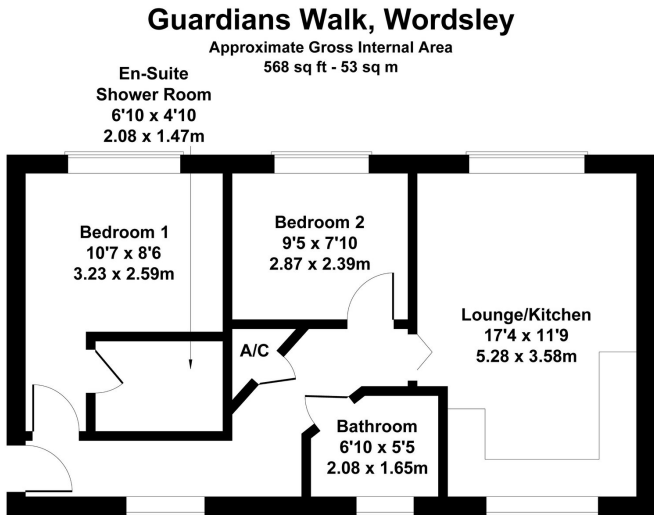
Bedroom 2 - 2.87m x 2.39m (9'5" x 7'10")

Bathroom - 2.08m x 1.65m (6'10" x 5'5")

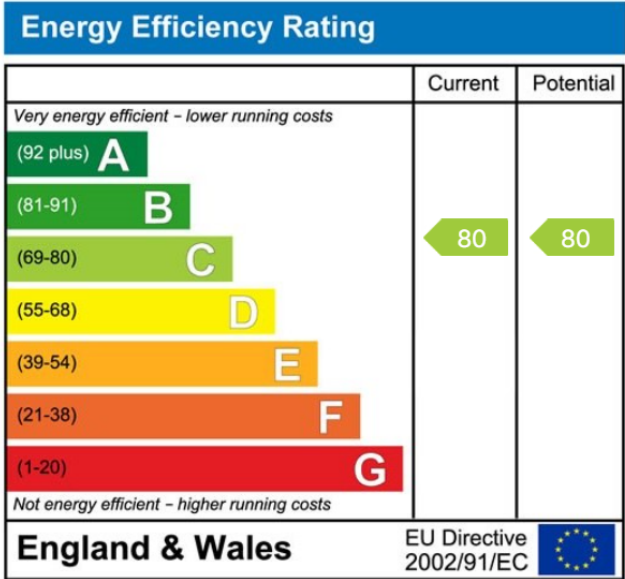




- TOP FLOOR APARTMENT
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- 'OPEN PLAN' LOUNGE DINING KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- MAINTAINED GARDENS
- VERY POPULAR LOCATION
- CONVENIENT FOR AMENITIES



Not to Scale. Produced by The Plan Portal 2026
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