



**Taylor's**

# WORDSLEY,78 Guardians Walk

£160,000

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Situated within this stylish development, this BEAUTIFULLY APPOINTED LUXURY GROUND FLOOR TWO BEDROOM APARTMENT offers an excellent layout of contemporary styled accommodation, which includes TWO BEDROOMS with ENSUITE SHOWER ROOM. Set within maintained gardens/ grounds with ALLOCATED RESIDENT PARKING SPACE. Available with NO UPWARD CHAIN.

The apartment is approached from the communal ground floor lobby, which is entered only via a secure door/ intercom system. The GENEROUS and TASTEFULLY PRESENTED layout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with storage off, large 'open plan' lounge/ diner with walk in bay, french doors, juliet balcony, through to the fitted kitchen with built in hob, oven and cooker hood. There are TWO GOOD SIZED BEDROOMS, bedroom 1 with ENSUITE SHOWER ROOM and there is a main bathroom.

The surrounding gardens and 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: £196.02. SERVICE/ MAINTENANCE CHARGE: £1865.07 every 12 months (reviewed annually). Construction: Standard Brick Construction with flat roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Flood Risk - very low. Council Tax Band - A. EPC - C. KINGSWINFORD OFFICE.

#### Reception Hall

Open Plan Lounge Dining Kitchen - 6.27m x 3.58m (20'7" x 11'9")

Bedroom 1 - 3.23m x 2.57m (10'7" x 8'5")

Ensuite Shower Room - 2.08m x 1.5m (6'10" x 4'11")

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

Bathroom - 2.08m x 1.68m (6'10" x 5'6")

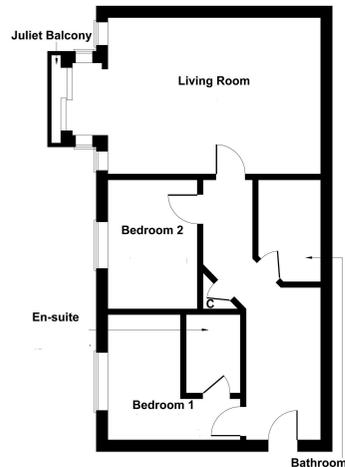




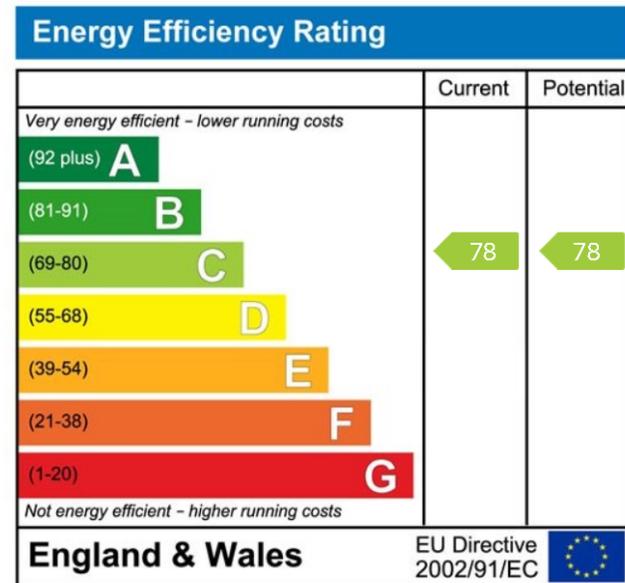
- GROUND FLOOR APARTMENT
- ENSUITE SHOWER ROOM
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- CUL DE SAC
- TWO BEDROOMS
- 'OPEN PLAN' LOUNGE THROUGH KITCHEN
- MAINTAINED GARDENS
- UPVC DOUBLE GLAZING
- BEAUTIFULLY PRESENTED

### Guardians Walk, Wordsley

Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026  
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