



**Taylors**



# KINGSWINFORD, 4 Larch House, High Street

£78,000

🛏 2 🚿 1 🛋 1





**\*\*CASH BUYERS ONLY\*\*** Tenant in situ (rental income currently £850 pcm)An IMPRESSIVE GROUND FLOOR APARTMENT, superbly located within a convenient location, with RESIDENT & SHARED VISITOR CAR PARKING SPACE, offering a WELL APPOINTED and GOOD SIZED 'OPEN PLAN' layout. The UPVC DOUBLE GLAZED accommodation, is approached via a communal lobby with intercom and comprises: Reception Hall, Large open plan Lounge/ diner through to Kitchen with built in appliances, TWO BEDROOMS and Modern Bathroom. All set within maintained grounds and communal areas. Tenure - Leasehold - approx. 118 years remaining. Ground rent currently £350.00 per annum, reviewed every 5 years. Service charge currently£1559.93 per annum, reviewed yearly. Construction - concrete. Services: Electric, water and main drainage connected. CASH BUYERS ONLY. EPC: C. Council Tax Band - A. KINGSWINFORD OFFICE.

Entrance Hall

Utility Cupboard

Open Plan Lounge Dining Kitchen

23' 4" x 12' 0" (7.11m x 3.65m) max.

Bedroom 1

17' 2" x 9' 6" (5.23m x 2.89m)

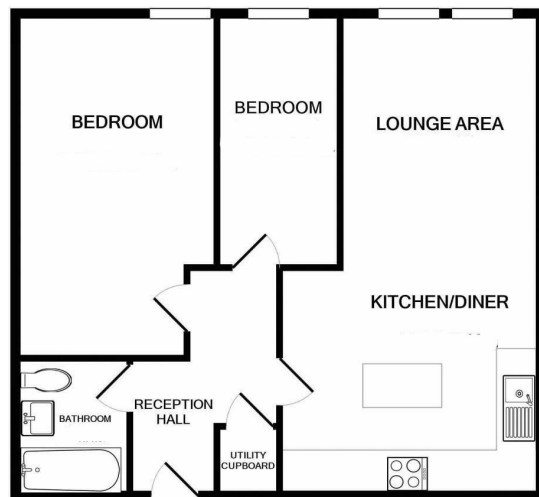
Bedroom 2

13' 2" x 6' 3" (4.01m x 1.90m)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)





LARCH HOUSE, DY6 8BF  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020

- GROUND FLOOR FLAT
- TWO BEDROOM
- OPEN PLAN LOUNGE DINING • KITCHEN WITH BUILT IN APPLIANCES
- MODERN BATHROOM
- ALLOCATED RESIDENT PARKING SPACE
- SHARED VISITOR PARKING SPACES
- uPVC DOUBLE GLAZING
- SHORT WALK TO PARK AND VILLAGE SHOPS

**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.