



Taylor's

WALL HEATH VILLAGE, 33 Holcroft Road

£335,000

3 1 2



The WELL PRESENTED layout is SPACIOUS throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: extended reception hall, full depth lounge with dining area and bay window, extended kitchen with integrated appliances, study/ utility room, ground floor WC, GARDEN ROOM, THREE GOOD SIZED BEDROOMS and REFITTED SHOWER ROOM. The property is set beyond the BLOCK PAVED DRIVEWAY with GARAGE and a LARGE, BEAUTIFULLY LAID OUT REAR GARDEN. The garden includes a natural stone patio, well maintained lawn with established and well stocked borders and decking.

Maidensbridge Primary School and village shops/ amenities are all within easy reach. There are good road links to Kidderminster and Wolverhampton city centre.

Tenure: Freehold. Construction: brick with a pitched tiled roof.
Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.
Council Tax Band C. EPC C. KINGSWINFORD OFFICE

Reception Hall - 3.3m x 1.96m (10'10" x 6'5")

Lounge Diner - 7.7m x 3.51m (25'3" x 11'6") max.

Extended Kitchen - 4.39m x 2.72m (14'5" x 8'11") max.

Utility/ Study - 3.76m x 2.13m (12'4" x 7'0")

Garden Room - 3.53m x 2.44m (11'7" x 8'0")

Ground Floor WC - 1.73m x 0.79m (5'8" x 2'7")

Bedroom 1 - 3.71m x 2.72m (12'2" x 8'11")

Bedroom 2 - 3.33m x 3.2m (10'11" x 10'6")

Bedroom 3 - 2.59m x 2.01m (8'6" x 6'7")

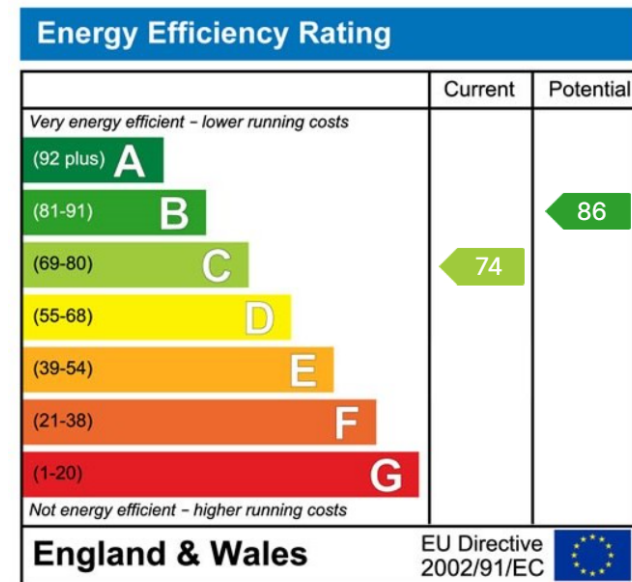
Shower Room - 2.11m x 1.88m (6'11" x 6'2")

Garage - 3.61m x 2.26m (11'10" x 7'5")





- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- GROUND FLOOR WC
- BLOCK PAVED DRIVEWAY & GARAGE
- SOUGHT AFTER LOCATION
- EXTENDED
- GARDEN ROOM
- STUDY/ UTILITY
- GENEROUS REAR GARDEN
- CONVENIENT FOR SCHOOLS & VILLAGE SHOPS



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