



For Sale: £155,000. Leasehold
Tutors Way, Kidderminster, DY10 1PH

- Modern Coach House
- Gated Parking

- Attached Single Garage
- Two Double Bedrooms

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this immaculately presented, two-bedroom coach house which benefits from gated off road parking and integral garage with utility room. Property comprises private entrance, lounge diner, kitchen, two double bedrooms and modern bathroom. Fully double glazed and centrally heated. EPC and floorplan ordered.

Ground Floor
Entrance
Hallway
Landing
Lounge Diner
Kitchen
Inner hallway
Bedroom 1

Front garden leads through to private front door into entrance hallway. Stairs to first floor, personnel door to integral garage. Ceiling light point, gas central heating radiator.

Ceiling light point, gas central heating radiator and door to lounge diner.

Dual aspect with UPVC windows to front and rear elevations. 2x gas central heating radiators, recessed ceiling spotlights, doors to inner hallway and over stairs storage cupboard houses the Baxi combination boiler, archway to kitchen.

Fitted kitchen with a variety of wall and base units with complimentary roll top worksurfaces, integral stainless-steel sink with drainer, built in single oven and 4-ring gas hob with extractor hood over. Space for larder fridge freezer. Ceiling light point, UPVC window to front elevation.

Doors to both bedrooms and bathroom, ceiling light point and gas central heating radiator. Loft access hatch.

Window to front elevation, gas central heating radiator and ceiling light point.

Bedroom 2
Bathroom
Garage
Utility
Externally
Leaseholder information

Window to rear elevation, ceiling light point and gas central heating radiator.

A white suite comprising of closed coupled WC, vanity sink and double shower cubicle with Mira shower. Obscured window to rear elevation, ceiling light point and Xpelair extractor fan.

Can be access via double hinged door or via the internal door from the entrance hallway. Ceiling strip light and fuse board. Door to utility cupboard.

Plumbing for an automatic washing machine and space for a tumble-dryer. Ceiling light point.

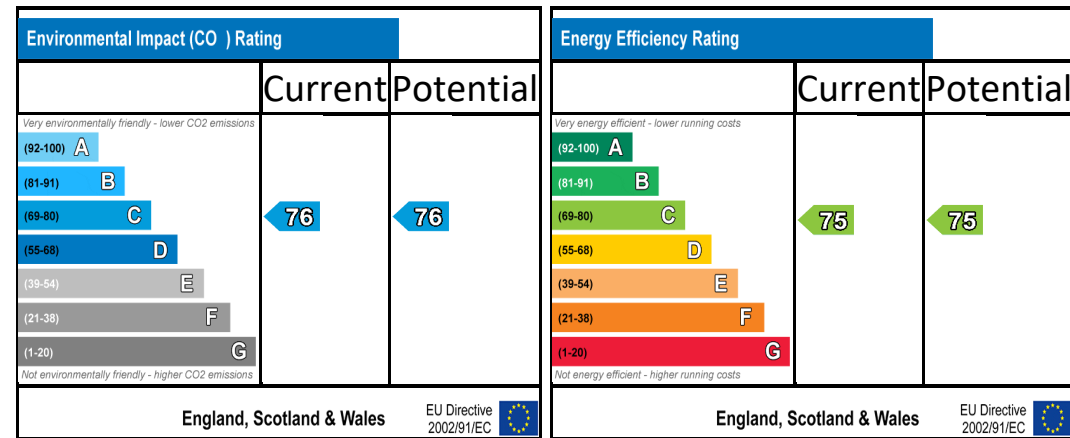
Front garden, gated parking to rear.

NB Prices are given as an approximate guide only, should you proceed with a purchase your solicitor will provide you with accurate figures. Service charge £700 every 6 months Ground rent £75 every 6 months Lease remaining approximately 90 years



Room Details

Ground Floor Entrance	
Hallway	
Landing	
Lounge Diner	5.37m x 3.96m (17'7" x 12'12")
Kitchen	2.47m x 2.45m (8'1" x 8'0")
Inner hallway	
Bedroom 1	3.55m x 3.22m (11'8" x 10'7")
Bedroom 2	3.51m x 2.42m (11'6" x 7'11")
Bathroom	2.03m x 1.78m (6'8" x 5'10")
Garage	5.63m x 3.12m (18'6" x 10'3")
Utility	2.29m x 0.98m (7'6" x 3'3")



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

