

Mark
Webster
estate agents



Keys Hill
Baddesley Ensor
O.I.R.O. **£280,000**

*** TRADITIONAL DOUBLE FRONTED FAMILY HOME ~ VERY SPACIOUS ~ REAR PARKING ~ DELIGHTFUL VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this very well situated family home offering an excellent range of spacious and flexible accommodation requiring some cosmetic improvement but offers excellent potential.

ENTRANCE HALL

Having a composite double glazed entrance door, attractive tiled floor, stairs leading off to the first floor landing, double panelled radiator and doors to...

SITTING ROOM

13' 1" x 12' 9" (3.99m x 3.89m)

Double glazed windows to front and side aspects, single panelled radiator, feature fireplace having an inset log burner with an attractive wooden surround.

LOUNGE

12' 8" x 13' 6" (3.86m x 4.11m)

Two double glazed windows to front aspect, laminated wooden effect flooring and a single panelled radiator.

DINING ROOM

13' 0" x 13' 0" (3.96m x 3.96m)

Laminated wooden effect flooring, double panelled radiator, ceiling beams, chimney breast with storage cupboards either side, double glazed sliding doors giving access to the side lobby area, square opening to the kitchen.

KITCHEN

12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed windows to rear and side aspects, tall vertical radiator, fitted base and eye level units, eye level stainless steel electric oven, wooden work surfaces, ceramic sink, built in dishwasher, hidden appliance space, tiled splash back areas and recessed ceiling down lights.

SIDE LOBY AREA

5' 4" x 5' 1" minimum (1.63m x 1.55m)

(10'6" maximum length) Opaque double glazed window to side aspect, opaque double glazed door leading out to the rear garden, tiled floor, single panelled radiator, appliance spaces and a door to...

SHOWER ROOM

10' 0" x 4' 9" maximum (3.05m x 1.45m)

Opaque double glazed windows to front and side aspects, single panelled radiator, low level WC, wash basin and a chrome mixer style shower.



FIRST FLOOR LANDING

Double glazed window to front aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

13' 2" x 12' 10" (4.01m x 3.91m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM TWO

12' 10" x 11' 5" to the fitted wardrobes (3.91m x 3.48m)

Double glazed window to front aspect, double panelled radiator and fitted wardrobes.

BEDROOM THREE

13' 1" x 6' 7" (3.99m x 2.01m)

Double glazed windows to rear and side aspects and a single panelled radiator.

BATHROOM

10' 5" x 5' 9" (3.18m x 1.75m)

Opaque double glazed window to side aspect, traditional column style radiator with chrome towel rail attached, low level WC, wash basin with useful vanity storage beneath, traditional style roll top bath set on black claw style feet, tiled shower enclosure having a chrome mixer style shower, exposed and painted brick wall, tiled splash back areas.

TO THE EXTERIOR

The property has a small paved rear garden having a timber storage shed and fenced boundaries with a side gate. Located to the rear of the property is tandem parking with two allocated spaces.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).



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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



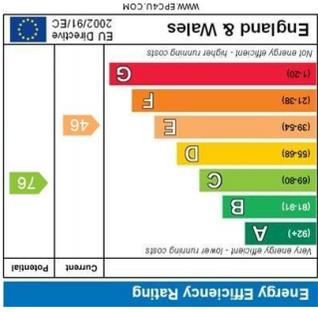
GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with floorplan 5/2025

TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.



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