

FOR SALE



The Carriage House, Crown Hill Close, Stoke Golding

2 Bedrooms, 2 Bathroom, Apartment

£229,000





- A MODERN TWO BEDROOM COACH HOUSE
- LARGE LOUNGE/DINING ROOM
- MODERN KITCHEN WITH APPLIANCES
- INNER HALLWAY WITH STORAGE CUPBOARDS
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES

Welcome to this charming two bedroom coach house in the idyllic village of Stoke Golding. Upon entering and walking up the staircase, you will find a spacious lounge/dining room, and a well-appointed kitchen area. Two bedrooms including an ensuite to the main bedroom, both bedrooms having built in wardrobes. The property also features a modern bathroom, a small front garden, a single garage, and an additional parking space. Located in a peaceful village setting, this property is perfect for first time buyers or those looking to make an investment. The vibrant community of Stoke Golding offers a range of amenities including local shops, pubs, and restaurants, as well as easy access to beautiful countryside walks and scenic views.

Don't miss out on the opportunity to view this wonderful property - make an appointment today!

ENTRANCE HALLWAY Enter the home and you'll find yourself in the hallway. To the left is the carpeted stairs leading up to the first floor open plan lounge/dining/kitchen area. In front of you is the rear entrance to the single garage.

LOUNGE/DINING ROOM 17' 8" x 16' 6" (5.4m x 5.05m) As you reach the top of the stairs you will enter the large open plan lounge/dining rear. Having a carpeted floor and decorated in a natural colour, this room is heated via gas central heating and an electric fire. A large double glazed window overlooks the front of the property, whilst two double glazed windows overlook the rear. Kitchen area is to the right along with

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



the inner hallway.



Stainless steel radiator and double glazed window.

KITCHEN AREA 7' 10" x 9' 3" (2.39m x 2.84m) The modern kitchen is accessed from the open plan lounge/diner and has pine coloured wall and base units, contrasting against light coloured work surfaces and sleek stainless steel handles. The kitchen features integrated appliances, including a gas hob with electric oven below, microwave, fridge freezer, dishwasher, and washing machine. Complete with white tiled flooring and tiling around the units, as well as a stainless steel sink unit with mixer tap.

INNER HALLWAY Providing access to the lounge/diner, two bedrooms and bathroom. Having a carpeted floor and has two storage cupboards, one which holds the hot water cylinder.

MAIN BEDROOM 9' 4" x 10' 11" (2.85m x 3.33m) The main double bedroom overlooks the rear of the home and benefits from having plenty of storage cupboards, built in wardrobes, drawers and a dresser. Adjacent to the UPVC double glazed window is the access to the modern ensuite shower room. .

ENSUITE SHOWER ROOM 7' 0" x 7' 3" (2.15m x 2.23m) The modern ensuite shower room comprises a large aluminium framed, clear sliding screen shower cubicle along with a white suite of sink and WC.

DOUBLE BEDROOM 9' 4" x 9' 2" (2.85m x 2.81m) The front bedroom is decorated in a neutral colour, having a light coloured carpeted floor and benefitting from having built in wardrobes and further storage.

FAMILY BATHROOM 6' 10" x 6' 0" (2.1m x 1.84m) Comprising a white suite of bath, WC and sink. White UOPVC double glazed frosted window and part tiled walls.

OUTSIDE There is a small garden at the front of the home on either side of the archway. Rear parking for one car and a single garage.

LEASEHOLD AND COSTINGS The lease has 978 years remaining. The ground rent is £100.00 per year paid in two installments (June and December). The service charge is £612.00 per year paid as £51.00 per month. This includes the building insurance.



Approx Gross Internal Area
68 sq m / 728 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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