



**HIGH STREET, KINVER
SOUTH STAFFORDSHIRE DY7 6HQ**





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Delightfully situated in the heart of the village, and with views to St Peters Church, this **MOST APPEALING, THREE BEDROOM, TRADITIONAL DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing, to briefly comprise: Reception Hall, Guests Cloakroom, **FULL DEPTH SITTING ROOM**, Separate Dining Room, **FEATURE KITCHEN** with high vaulted ceiling, First Floor Landing, Three Good Bedrooms and Shower Room. Attractive external style, **GARAGE**, and with a Lovely Long Rear Garden. Tenure: Freehold. Construction: Brick/pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E. EPC D.



In further detail the accommodation which is planned over two floors is seen here to comprise;

GROUND FLOOR

A part square paned glazed front entrance door opens to the;

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), and further with an impressive 10 ft high arch topped square paned glazed window to the front elevation. In addition there is a practical tiled floor, central heating radiator, ceiling light point and doors which lead off;

GUESTS CLOAKROOM

Appointed with a WC, hand wash basin which has complementary splashback tiling, wall light point and with a recess below the stairs providing for excellent general purpose storage space.

RECEPTION ROOM/FORMAL DINING ROOM 12' 10" x 9' 2" (minimum)

With ample space for the formal arrangement of dining furnishings as may be preferred, yet also features a period styled fireplace set to a chimney breast, and with fitted exposed natural oak cupboard storage to the eaves upon either side. In addition there is a central heating radiator, ceiling light point, a double glazed door which provides an approach to the rear gardens (later mentioned), glazed door with approach to the kitchen, also mentioned later, and with double opening square paned glazed doors leading into the;

PRINCIPAL RECEPTION ROOM/SITTING ROOM 20' 5" x 12' 5" (when measured at widest point)

With excellent natural illumination from the square paned double glazed window to the front and with the square paned glazing and door to the rear. This **FULL DEPTH LIVING SPACE** has a neutral theme and includes a feature exposed brick fireplace with arched recess for a display or fire as may be preferred. There are three central heating radiators, provisions for a television and two ceiling light points.



OUTSIDE

Undoubtedly the position of the property within the historic High Street is of notable appeal, not only convenient for village shops and other amenities, but moreover within easy reach of popular local schools and the surrounding countryside which encompasses the renowned National Trust land known as Kinver Edge.

From the High Street the property enjoys the benefit of a;

GARAGE 17' 0" x 8' 0"

With a metal up-and-over door, concrete floor, wall mounted gas fired "Ideal" self-condensing boiler system and with a wall light point.

LOVELY REAR GARDENS

May be approached from side gated access, from the principal sitting room or alternatively from the dining room. An initial **LARGE PATIO** creates an ideal space for garden entertaining and dining when the weather allows, and extends to a shaped lawn which has well stocked borders. This is an aspect which achieves natural privacy at the rear, and views to St. Peter's Church. Without doubt this is an aspect of the property which is complementary and one which favours a near southerly aspect.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Returning to the dining room, a glazed door with adjoining glazed window provides an approach into the;

FEATURE KITCHEN 14' 0" (at widest point) x 8' 9" (average)

Undoubtedly a unique aspect of the property, of architectural design by the late Mr. John Greaves-Smith. A significant projection to the rear of the original property and one which has a ceiling height exceeding 10 feet. With good natural illumination via shapely double glazed windows to the rear and side, yet with a notable view beyond the rear garden to St. Peter's Church. Furnished with an excellent range of light wood cupboard fronted units, the tiled work surfaces have a natural wood trim and further include an inset double bowl sink with mixer tap above. The built-in cooker arrangement includes a "four burner" gas hob as well as a BOSCH fan assisted electric double oven with integrated grill. Other appliance space including suitable space and plumbing for an automatic washing machine and with a tiled floor. Double glazed skylight window and with hidden lighting into the exposed timber frame.

FIRST FLOOR

Returning to the reception hall, stairs lead off, turning upon passing that earlier mentioned 10 ft high arched topped squared paned window, and continue to the;

LANDING

With a balustrade adjoining the stair opening, central heating radiator, loft access point, ceiling light point and with natural wood doors radiating off;

BEDROOM ONE 11' 8" x 10' 0"

With a square paned glazed window favouring a view to the to the delightful rear garden, ornate period fireplace, central heating radiator, picture rail and with a ceiling light point.

BEDROOM TWO 11' 7" x 9' 2"

With a square paned double glazed window to the front, feature fireplace with exposed brick recess, picture rail, central heating radiator and with a ceiling light point.

BEDROOM THREE 10' 10" x 6' 7"

With a square paned glazed window to the rear, central heating radiator and ceiling light point.

SHOWER ROOM 7' 5" x 6' 0"

With a square paned glazed window to the side, and appointed with a "Heritage" suite to include a large corner shower enclosure having full height splashback tiling within, and with a hand wash basin being part recessed into a double door vanity cupboard. There is also a low level WC with an enclosed cistern. Central heating radiator and ceiling light point.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through STOURBRIDGE OFFICE (01384) 395555

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points.

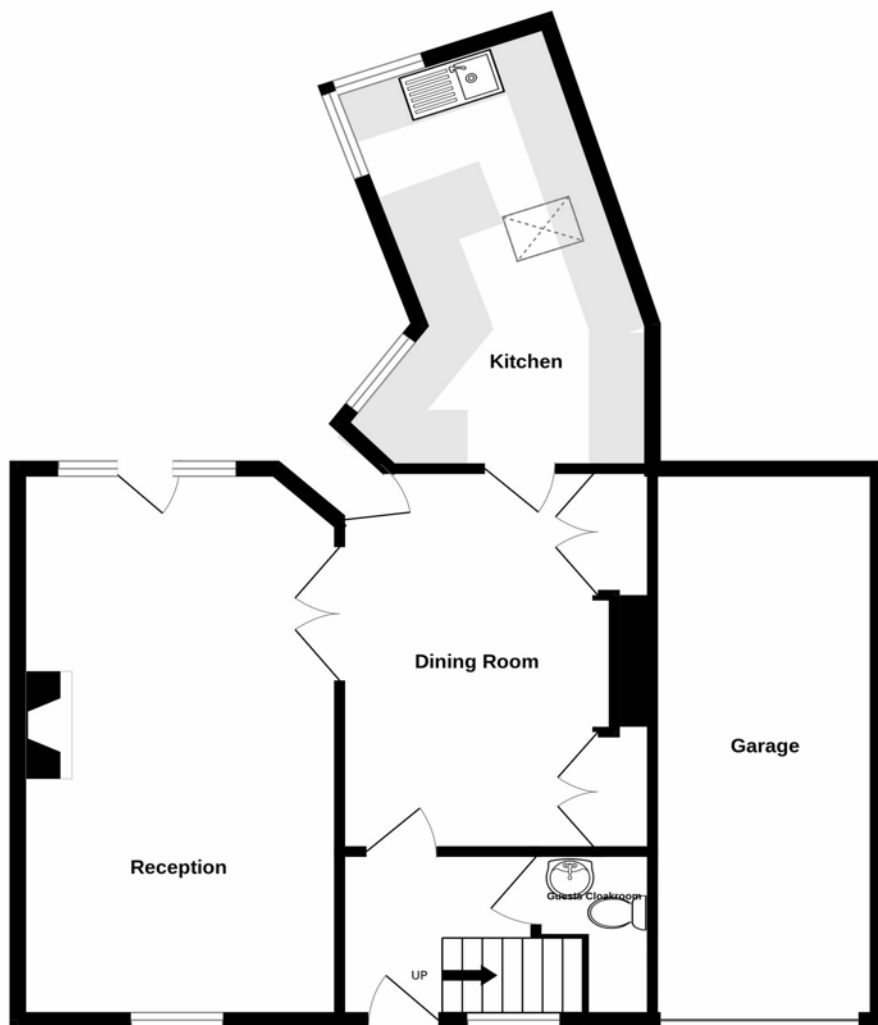
PLANNING PERMISSION/ BUILDING REGULATIONS

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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

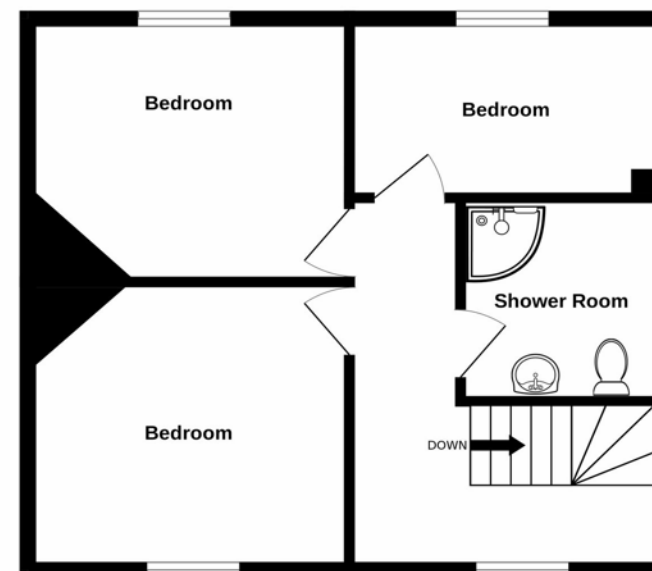
MISREPRESENTATION ACT 1967

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Ground Floor



1st Floor



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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