

EDEN MIDCALF
— SALES & LETTINGS —

£275,000
Hillboro Rise

Kinver, DY7 6BS

PROPERTY SUMMARY

A well-proportioned three-bedroom semi-detached family home, pleasantly positioned within a cul-de-sac in historic Kinver village and offering excellent potential for modernisation and improvement. Offered for sale with no upward chain, the property provides spacious and versatile accommodation throughout, featuring a dual-aspect lounge/dining room, a fitted kitchen with useful pantry and storage space, three generously sized bedrooms, and a family bathroom. An ideal opportunity for buyers looking to create a home tailored to their own tastes and requirements. EPC = TBC

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Approximate total area⁽¹⁾
 862 ft²
 80 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY


TENURE
 Freehold

COUNCIL TAX BAND
 B

VIEWINGS
 By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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<https://www.edenmidcalf.co.uk/us/>