



EDEN MIDCALF  
— SALES & LETTINGS —

OFFERS IN THE REGION OF

**£875,000**

**Kingsford Lane**

Kidderminster, DY11 5SL

## PROPERTY SUMMARY

A rare opportunity to acquire a four-bedroom detached dormer bungalow set within approximately four acres in the peaceful village of Wolverley, on the outskirts of historic Kinver and close to scenic woodland and countryside walks. This spacious and versatile home offers fantastic further potential and features a lounge with a log-burning stove, a sun lounge, four potential bedrooms, and two bathrooms. EPC=TBC

4



2



1







Approximate total area<sup>(1)</sup>  
 2052 ft<sup>2</sup>  
 190.6 m<sup>2</sup>

Reduced headroom  
 120 ft<sup>2</sup>  
 11.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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**  
E

**VIEWINGS**  
By prior appointment only

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

**EDEN MIDCALF**  
SALES & LETTINGS

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