



EDEN MIDCALF  
— SALES & LETTINGS —

£350,000  
Comber Road  
Kinver, DY7 6HT

## PROPERTY SUMMARY

An attractively presented two bedroom semi-detached bungalow enjoying a delightful setting in this highly sought after address in historic Kinver village. Situated close to renowned Kinver Edge, the property is also within easy reach of village amenities and offers a well proportioned layout, together with plenty of off-road parking, a garage and a large beautifully landscaped/tiered rear garden. Whilst it is "ready to move into", the property offers great potential for extension and a loft conversion that would also make it perfectly suited to the needs of a growing family (subject to obtaining the necessary planning and building regulations approvals). Available with no upward chain. EPC=D

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## LOCAL AUTHORITY

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**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>	62	71
(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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<https://www.edenmidcalf.co.uk/>  
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