

EDEN MIDCALF  
— SALES & LETTINGS —

£369,950  
Compton Close

Kinver, DY7 6DW

## PROPERTY SUMMARY

A three bedroom semi-detached family house enjoying a pleasant cul-de-sac setting in historic Kinver village. Located within walking distance of village amenities and renowned Kinver Edge, the property offers a well proportioned layout with fantastic further potential, including a dining kitchen and three excellent sized bedrooms. The property also includes off-road parking for at least two cars, a garage, utility room/WC, an attractively laid out rear garden and solar panels, which are owned outright. 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>	<b>61</b>	<b>71</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.

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