

EDEN MIDCALF
— SALES & LETTINGS —

£615,000
Comber Road

Kinver, DY7 6HT

PROPERTY SUMMARY

An impressive extended four bedroom detached family home, enviably situated within walking distance of Kinver village amenities and the picturesque National Trust owned Kinver Edge. Offering spacious and beautifully presented accommodation throughout, the property features a stunning open-plan dining kitchen and sitting area, four double bedrooms, including a superb principal bedroom with a large dressing area and en-suite shower room, together with a luxurious family shower room. Outside, the property benefits from a gated driveway providing off-road parking for four cars, a garage and a beautifully landscaped rear garden, complete with a summerhouse, timber shed and a private, secluded rear aspect. A superb family home in one of Kinver's most sought-after locations. EPC = TBC

4



3



2







Approximate total area⁽¹⁾
 1489 ft²
 138.4 m²

Reduced headroom
 2 ft²
 0.2 m²

(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
 F

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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