

EDEN MIDCALF
— SALES & LETTINGS —

£445,000
Holly Close

Stourbridge, DY7 6BP



PROPERTY SUMMARY

A deceptively spacious three-bedroom detached split-level bungalow on a sought after cul-de-sac in Kinver. Offering versatile and well-presented accommodation, the property features a superb open-plan kitchen diner with premium integrated appliances, a generous living room with a log burner, three bedrooms with built-in storage, and two bath/shower rooms. Outside, there is a block-paved driveway and a large rear garden with gated side access. EPC=F

3



2



1







Approximate total area⁽¹⁾
 1068 ft²
 99.2 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
 South Staffordshire

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) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		38	
(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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28 High Street
 Kinner
 DY7 6HF

01384 878000

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