



EDEN MIDCALF
— SALES & LETTINGS —

£439,950
Hurcott Village
Kidderminster, DY10 3PG

PROPERTY SUMMARY

An outwardly deceptive three bedroom terraced cottage enjoying an idyllic rural setting in the village of Hurcott, with stunning dual aspect views over Hurcott Pool & Woods and attractive communal gardens, including a large pond. The property offers a well proportioned and beautifully improved layout arranged over four floors, which is "ready to move into". Set within wonderful maintained gardens/grounds, accessed via a secure gated driveway, the property also includes off-road parking for four cars and a private low maintenance rear garden. The delightful communal gardens include a large pond, attractive lawn areas, surrounding woodland and a nearby brook.

3

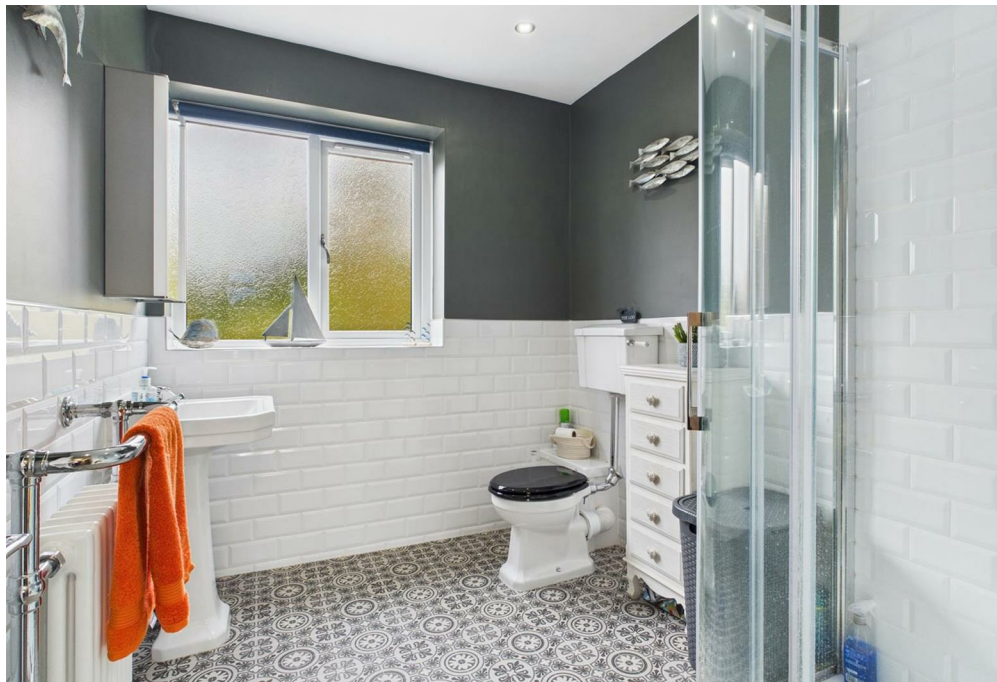


1



2





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1307 ft²
121.6 m²

Reduced headroom

89 ft²
8.3 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



Floor 2 Building 1



Floor 3 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
Kinver
DY7 6HF

01384 878000

<https://www.edenmidcalf.co.uk/us/>