

EDEN MIDCALF  
— SALES & LETTINGS —

£499,950  
Meddins Lane  
Stourbridge, DY7 6BY



## PROPERTY SUMMARY

An extended traditional bay fronted 1930s semi-detached family house within this popular address in historic Kinver village. Located close to renowned Kinver Edge and within easy reach of village amenities, the property offers a well proportioned and attractively presented layout, including an extended open-plan lounge/breakfast kitchen and a superb attic space with a shower room (accessed via stairs from the first floor landing). The property also includes off-road parking for three cars, a garage and fantastic sized rear garden. EPC=E

3



2



2







Approximate total area<sup>(1)</sup>  
 1585 ft<sup>2</sup>  
 147.2 m<sup>2</sup>

Balconies and terraces  
 193 ft<sup>2</sup>  
 17.9 m<sup>2</sup>

Reduced headroom  
 99 ft<sup>2</sup>  
 9.2 m<sup>2</sup>

(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.

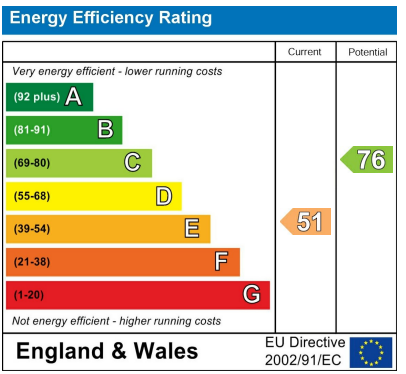
GIRAFFE360

**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only



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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