



EDEN MIDCALF
— SALES & LETTINGS —

£895,000
Hampton Grove

Stourbridge, DY7 6LP

PROPERTY SUMMARY

A large, beautifully improved four bedroom detached family house, enjoying a prestigious cul-de-sac address within the historic village of Kinver. Backing directly onto the Staffordshire & Worcestershire Canal and benefiting from attractive countryside views, the property offers an impressively spacious and attractively appointed layout that is "ready to move into". The accommodation includes a luxurious open-plan kitchen/family room, four double bedrooms (the master with en-suite), and a versatile lower ground floor games room/gymnasium, which also offers potential to create a self-contained annex. Further benefits include off-road parking for up to eight cars, a double garage, and a large, attractively landscaped rear garden featuring a private jetty onto the canal with mooring rights. EPC=TBC.

4



2



1











LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
G

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