

EDEN MIDCALF  
— SALES & LETTINGS —

ASKING PRICE

£825,000

Brindley Brae

Kinver, DY7 6LR

## PROPERTY SUMMARY

An extensive and generously proportioned three-bedroom detached bungalow occupying a superb corner plot with gardens surrounding the property on this prestigious cul-de-sac in Kinver. The home offers spacious and versatile accommodation including a large, dual aspect L-shaped living/dining room, breakfast kitchen with integrated appliances, conservatory, three double bedrooms, a study and two bathrooms. Outside, the home is complemented by an excellent-sized private driveway, a double garage and beautiful wrap-around gardens. Enjoying a delightful outlook, the property also benefits from far-reaching views in places stretching towards St Peter's Church in Kinver. EPC=TBC

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**LOCAL AUTHORITY**  
South Staffordshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Approximate total area<sup>(1)</sup>  
1865 ft<sup>2</sup>  
173.1 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

(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.

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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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