



EDEN MIDCALF  
— SALES & LETTINGS —

£425,000  
Meddins Lane  
Stourbridge, DY7 6DD

## PROPERTY SUMMARY

A detached dormer bungalow enjoying a delightful setting just a short walk from National Trust owned Kinver Edge and within easy reach of amenities within historic Kinver village. Offering a generous and versatile layout, with immense potential for improvement, the property includes four potential bedrooms, the master of which is situated on the first floor and enjoys an en-suite shower room. The bungalow is set back beyond a large frontage, with off-road parking for three cars and enjoys an attractive tiered rear garden. EPC=D

4



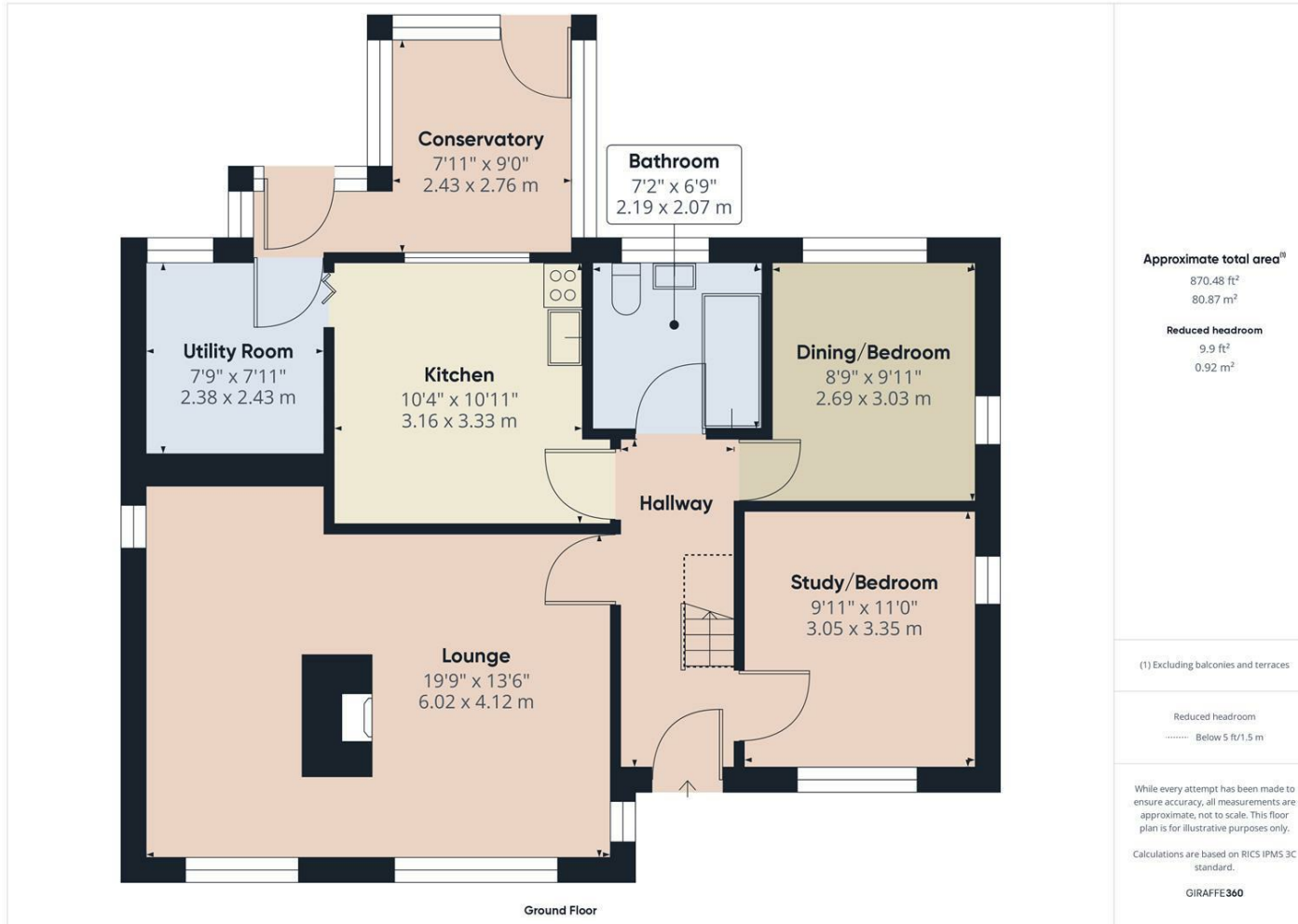
2



1







## LOCAL AUTHORITY

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

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>		<b>80</b>
(55-68) <b>D</b>	<b>62</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	

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.

**EDEN MIDCALF**  
SALES & LETTINGS

28 High Street  
Kinver  
DY7 6HF

01384 878000

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