

EDEN MIDCALF  
— SALES & LETTINGS —

£564,950  
Meddins Lane  
Kinver, DY7 6BZ



## PROPERTY SUMMARY

A stunning four bedroom detached family home, situated within this highly sought-after address in historic Kinver village. Conveniently located within walking distance of local schooling and the renowned Kinver Edge, where delightful woodland walks can be enjoyed, the property is also within easy reach of Kinver High Street, offering an excellent selection of independent shops, pubs and everyday amenities. The accommodation is “ready to move into”, providing a generous and luxuriously appointed layout comprising two reception rooms, a magnificent dining kitchen and four good sized bedrooms, the master of which benefits from a superb open-plan en-suite bathroom. Further highlights include off-road parking and a beautifully landscaped, low maintenance rear garden featuring access to a large home office complete with power, lighting and a WC. EPC=C

4



2



2







**Approximate total area<sup>(1)</sup>**  
1712 ft<sup>2</sup>  
158.9 m<sup>2</sup>

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

**Reduced headroom**  
27 ft<sup>2</sup>  
2.5 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.

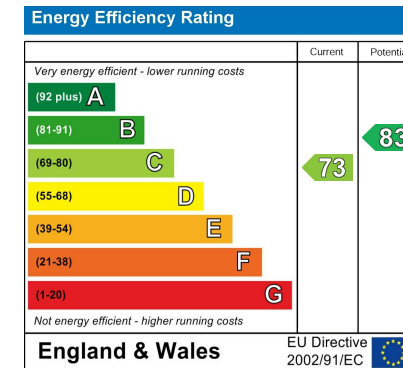
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## LOCAL AUTHORITY

**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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28 High Street  
Kinver  
DY7 6HF

01384 878000

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