



EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN THE REGION OF

£344,950
Enville Road

Kinver, DY7 6BN

PROPERTY SUMMARY

OPTION TO RENT FOR 12 MONTHS PRIOR TO PURCHASE: A deceptively spacious three to four bedroom dormer bungalow in the sought-after village of Kinver, offering versatile accommodation perfect as a traditional family home or as a bungalow with ground floor bedroom and bathroom facilities. The property also benefits from a separate annexe, ideal for multi-generational living, guest accommodation or a large home office, comprising a living space, bedroom and shower room (with kitchen facilities shared with the main accommodation). Further benefits include driveway parking, a garage and a landscaped rear garden. No upward chain! EPC=D

4



3



2







LOCAL AUTHORITY
South Staffordshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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/us/>