

EDEN MIDCALF
— SALES & LETTINGS —

£595,000
Meddins Lane
Kinver, DY7 6DD



PROPERTY SUMMARY

An extended and greatly improved four-bedroom detached family house, occupying a delightful setting just a stone's throw from National Trust owned Kinver Edge, where beautiful countryside walks can be enjoyed. The property is also within easy reach of the amenities in the heart of historic Kinver village and offers a generously proportioned, "ready to move into" layout, including two reception rooms, a large dining kitchen, four bedrooms, the master of which benefits from an en-suite shower room. The property further includes off-road parking for four cars and a large, attractively laid-out rear garden with a home office fitted with power, lighting, and internet connections. EPC=TBA

4



2



2







Approximate total area⁽¹⁾
 1684 ft²
 156.3 m²

Reduced headroom
 13 ft²
 1.2 m²

(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.

GIRAFFE360

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
E

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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