



EDEN MIDCALF
— SALES & LETTINGS —

£400,000
The Compa
Kinver, DY7 6HS

PROPERTY SUMMARY

An attractively appointed period three bedroom detached cottage enjoying a generous plot within a popular address in historic Kinver village. Just a short distance from renowned Kinver Edge and within easy reach of village amenities, the property offers a well proportioned layout including two reception rooms, together with three double bedrooms, the master of which enjoys an en-suite shower room. The property includes a gated driveway, with off-road parking for three cars, together with a sheltered rear patio, two sandstone caves, timber decked first floor terrace and a large rear garden, including a conservatory, summerhouse and a shed. Available with No Upward Chain.

3



2



2





LOCAL AUTHORITY

TENURE

Freehold

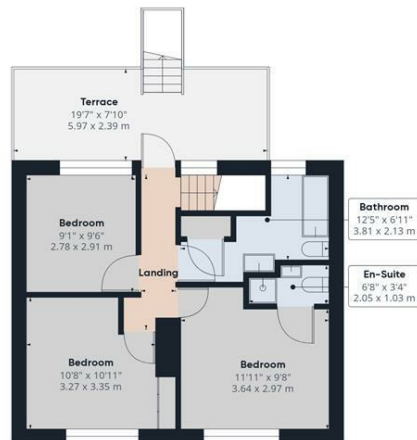
COUNCIL TAX BAND

VIEWINGS

By prior appointment only



Ground Floor Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1022 ft²
94.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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/>