



14 Holly Close, Kinver, Kinver, DY7 6BP

BERRIMAN
EATON

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This is a detached bungalow which has been extensively refurbished by the current owners during their tenure and benefits from off road parking, partly concerted garage offering storage and a leisure room overlooking the private, professionally landscaped rear garden. The internal accommodation briefly comprises porch, entrance hall, fitted kitchen, living room with dining area, two double bedrooms and a modern shower room. The property benefits from central heating and double glazing and has been rewired.

EPC : D
WOMBOURNE OFFICE

LOCATION

Holly Close is a private cul de sac which is situated just off Enville Road on the outskirts of Kinver. Kinver is a popular Village, surrounded by beautiful Countryside and benefits from the National Trust site at Kinver Edge with the famous Rock Houses, ideal for dog walkers and nature enthusiasts, as well as nearby Kingsford Country Park. Kinver High School & Sixth Form is well reputed, and Brindley Heath Junior School is also situated close by.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through double glazed sliding patio doors with a wooden door with opaque panel insert which gives access to the ENTRANCE HALL. This has radiator and a storage cupboard which houses the wall mounted central heating boiler. The KITCHEN is fitted with a high quality range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated appliances including a double Bosch oven, ceramic hob and fitted extractor, washing machine, dish washer, fridge and freezer. There is a double glazed window to the side elevation and part tiling to the walls. The DINING AREA has a double glazed window to the side elevation and radiator. The LIVING ROOM has a double glazed bow window to the front elevation, log burner, wiring for wall lights and radiator.

The SHOWER ROOM has a walk in shower cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, double glazed opaque window to the front elevation, heated ladder towel rail, tiling to the floor and walls. DOUBLE BEDROOM 1 has a double glazed sliding patio window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, loft access with electricity, lights and a pull down ladder and fitted wardrobe with sliding door.

OUTSIDE

To the front of the property is a long part gravelled, part tarmaced DRIVEWAY suitable for off road parking with a gravelled planted foregarden with a selection of shrubs and a paved path with a small storage cupboard built into the bungalow. The GARAGE has an elevating but is partly converted and can be used for storage and not vehicles and a sliding door into the LEISURE ROOM which has spotlights, double glazed French doors onto the rear garden and a double glazed window to the side. The REAR GARDEN has been professionally landscaped and thoughtfully arranged with a private aspect, paved patio, lawn area, gravelled seating area with wooden pergola, greenhouse, hardstanding which is currently used for a hot tub, but could be utilised for a shed, well stocked planted borders and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows high risk

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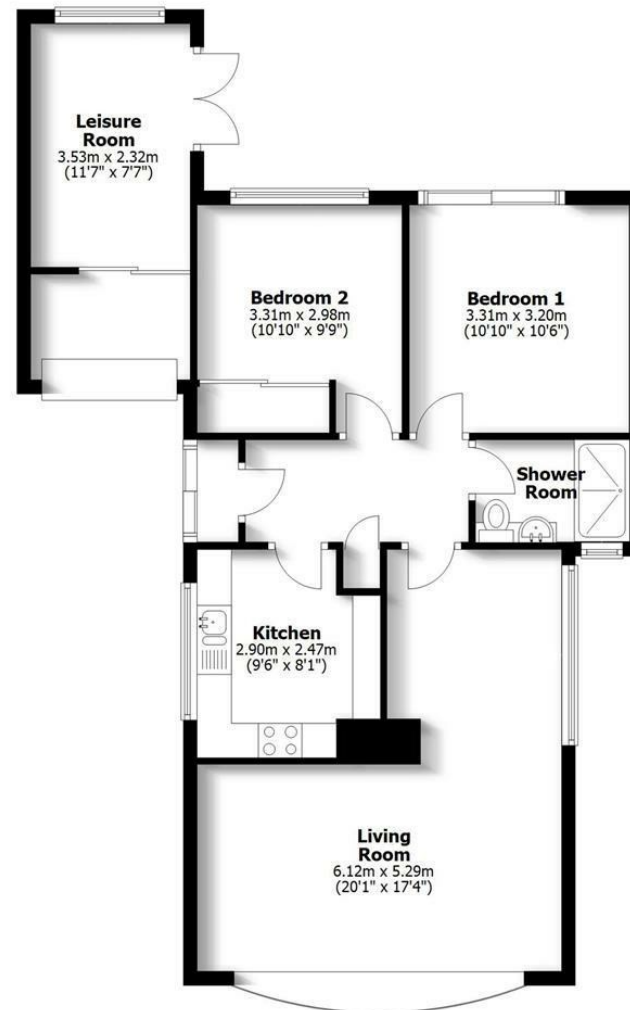
Offers In The Region Of
£375,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



14 Holly Close Kinver



Ground Floor

TOTAL: 75.6sq.m. 814sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

