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New Build Bungalow

Dark Lane, Kinver

DARK LANE
THE ANCHOR COTTAGES
← No. 1-5

Meadow View, 28 Dark Lane, Kinver DY7 6JB

Preliminary Announcement – Further information to follow

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This large 168 sqm (1808 sq ft) plus Garage, 3 Bedroom Detached Bungalow is the latest new build project currently being developed by Oakham Construction Limited at this sought after address with delightful rural outlook to the rear. Located within Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful Countryside walks and the Village itself with its range of amenities, school, restaurants and pubs.

The Bungalow stands in a large plot comprising main side Garden and small Rear Garden including large defined greenbelt land beyond and is well placed for Kinver Village, Kingswinford, Kidderminster & Stourbridge Towns.

With underfloor heating from the air source heat pump, including solar panels with battery storage, double glazing, the accommodation will comprise: Reception Hall, Lounge, Family Room & Kitchen, Utility Room, 3 Bedrooms (Bedroom 1 with En-Suite and Walk-in wardrobe), main Bathroom, Garage and Driveway Parking.

Register your interest now to receive updates.

SOME SPECIFICATION HIGHLIGHTS

Air source heat pump with underfloor heating

Solar panels with battery storage

Double glazed windows

Hard flooring to Kitchen, Utility, Hall, Bathroom & En-Suite with carpet to all others

High specification Kitchen with integrated appliances and granite worktops

Oak veneer internal doors

External landscaping

Garage with electric shutter door and Driveway parking

ICW Structural Warranty

The specification details are prepared as a general guide and their accuracy cannot be guaranteed and they are expressly excluded from any contract. Prior to entering into a legal contract, or to commit expenditure, an interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. During the construction process it may be necessary to change items of specification to others of a similar or superior standard. Please ask your sales advisor for the precise details of the finish and specifications for the property. Energy Rating to be confirmed. Council Tax Band: New Build awaiting assessment. Tenure: Freehold. Mains Drains. No Gas.





Kitchen visuals. The layout isn't finalised but it will give an idea of what can be achieved.



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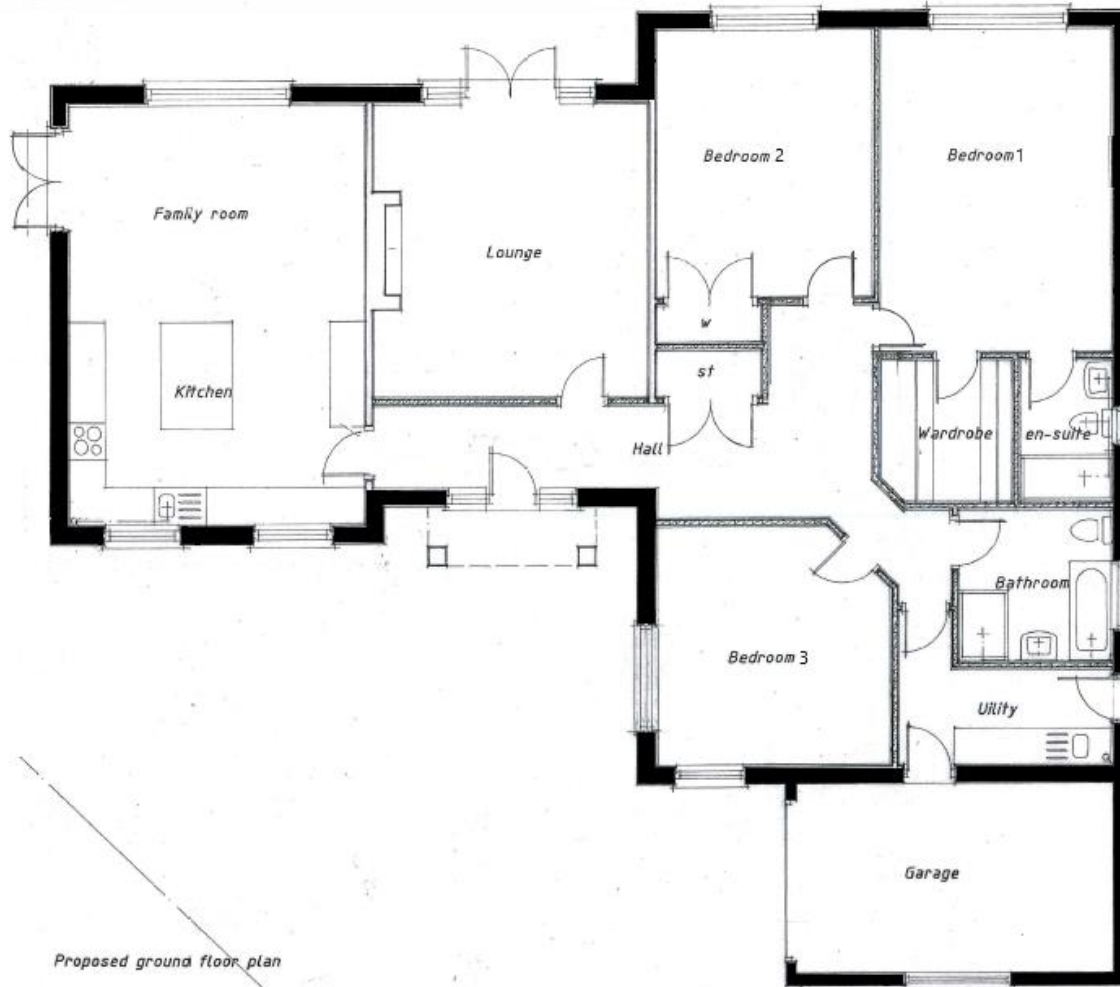
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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FLOOR PLANS



Reception Hall

Lounge

18' max x 15'7" (5.49m x 4.75m)

Family Room & Kitchen:

24' x 17'10" max (7.32m x 5.45m)

Utility:

13'1" max x 5'7" (3.99m x 1.70m)

Bedroom 1:

18'4" x 13'1" (5.59m x 3.99m)

Walk-in Wardrobe:

8'2" x 7'5" (2.49m x 2.26m)

En-Suite:

8'2" x 5'5" (2.49m x 1.66m)

Bedroom 2:

14'6" x 12'7" (4.42m x 3.83m)

Bedroom 3:

13'2" x 12'7" (4.01m x 3.83m)

Bathroom:

9'7" x 9'1" (2.93m x 2.76m)

Garage:

18' x 11'5" (5.48m x 3.49m)

All sizes are maximum and are approximate due to being taken before plaster finishes

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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