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White Hill
Kinver

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24 White Hill, Kinver DY7 6AD

This updated and improved, 2 Bedroom End of Terrace property is well presented and ready to move into with no onward chain and would make an ideal first time home, or an opportunity for those wanting to downsize.

The property enjoys a great position in White Hill in the sought after and historic Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful Countryside walks and the Village itself with its range of shopping amenities, schools, restaurants and pubs.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, Lobby, Dining Room, Cellar, Rear Lobby, Ground Floor Bathroom, Landing and 2 Double Bedrooms. The property is further enhanced by a Detached Garage & Driveway together with a large front and main side garden.

OVERALL, A GREAT OPPORTUNITY FOR VILLAGE LIVING. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with UPVC door, UPVC double glazed side window and timber door to Lounge. The Lounge has a UPVC double glazed front window and sliding door to Lobby.

The Lobby has a staircase leading off to the first floor.

There is a Dining Room, in the middle, having side UPVC double glazed doors to the Side Garden, door to Kitchen and there is a door and steps access to the Cellar.

There is a modern Kitchen having a range of wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, appliance space, cooker space with integrated cooker hood over, Ideal gas central heating boiler, UPVC double glazed side window, laminate floor, part obscure UPVC double glazed rear door to small Courtyard and door to Rear Lobby.

The Rear Lobby has a sliding door giving access to the Ground Floor Bathroom having a modern white suite including bath with shower off taps, tiled surround and side folding shower screen, semi recessed basin with vanity cupboard below and tiled splashback, WC, high level side obscure UPVC double glazed window and Dimplex electric fan heater.

On the 1st Floor, there is a Landing with sliding doors to 2 Bedrooms.

Bedroom 1 is a double size, located to the rear, with UPVC double glazed window, access to loft space (with ladder) and built-in wardrobe.

Bedroom 2 is also a double size with built-in double wardrobe and UPVC double glazed front window.

There is a Detached Prefabricated Garage having side opening entrance doors.

There is also a gravel Driveway to the front giving access to the Garage.

At the front, beyond the Garage, there is a picket gate and side fence, pathway to a paved area to the front entrance and large front and side Garden.

THE VENDORS HAVE CONFIRMED THAT THE PROPERTY WILL BE SOLD SUBJECT TO AN OVERAGE CLAUSE IN THE EVENT THAT FUTURE PLANNING PERMISSION IS SECURED IN RELATION TO THE GARDEN/GROUNDS





Tenure: Freehold. Construction: Brick with pitched tiled roof.
 Services: All main services are connected. Broadband/Mobile
 Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

Lounge: 12'1" x 11' (3.68m x 3.35m)

Lobby

Dining Room: 12' x 10'11" (3.67m x 3.34m)

Cellar: 12'2" x 11' (3.71m x 3.35m)

Kitchen: 11'8" x 7'2" (3.58m x 2.19m)

Lobby

Bathroom: 6'9" x 5'2" (2.07m x 1.58m)

Landing

Bedroom 1: 12'1" x 11' (3.68m x 3.35m)

Bedroom 2: 12'2" x 11' (3.71m x 3.35m)

Garage: 18'1" x 9'6" (5.53m x 2.89m)





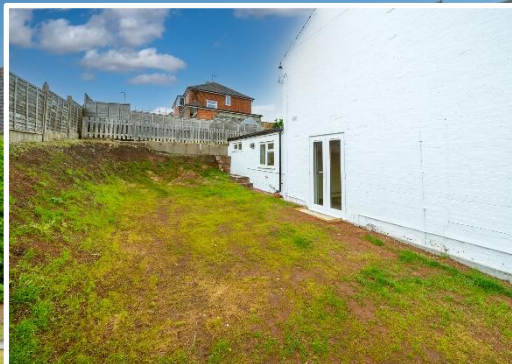
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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