



James Street, Kinver, DY7 6ED

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Beech Trees, James Street, Kinver, DY7 6ED

Positioned in one of Kinvers most central addresses close to village life, is this fine example of a two bedroom detached bungalow. Upon approach prospective purchasers are welcomed by a generous size gated driveway providing ample parking, a double garage and carport with welcoming wrap around lawn and shrubs. The entrance hall leads to a sizeable lounge dining room with double doors to the garden room with underfloor heating and double glazed french doors to the rear garden, a modern fitted kitchen with integral appliances, two double bedrooms with fitted wardrobes, one of which with en suite, and a modern fitted bathroom. Outside offers a well maintained large wrap around lawn and mature gardens with a secluded patio area to the rear garden. This home is conveniently situated within close proximity to an abundance of amenities and bus routes, together with delightful walks over Kinver Edge.





Front Of The Property

With a gated large tarmacadam driveway leading to a double garage, covered carport and wrap around lawn with mature shrub borders.

Entrance Hall

With a double glazed door to front, doors to rooms, built in useful storage cupboard with space for hanging coats, recessed spotlights, loft access and a vertical central heating radiator.

Lounge Dining Room

21'7" max x 23'9"

With a door from the entrance hall, double glazed bow window to front, double glazed french doors to decking, double glazed windows to rear and side, wall mounted inset gas fire, double doors to garden room and a central heating radiator.

Kitchen

With a door from the entrance hall and opening to the garden room, fitted with a range of wall and base units, mixture of Quartz and solid oak work surfaces, inset stainless steel sink, integrated double oven, microwave oven and warming drawer, tiled floor, gas hob, integrated dishwasher and fridge freezer, stainless steel cooker hood above, space for a washing machine and tumble dryer.



Garden Room

11'1" x 14'6"

Open from the kitchen, double doors to lounge dining room, space for seating and dining, recessed spotlights, double glazed door to side, double glazed french doors to rear and underfloor heating.

Bedroom One

11'1" x 14'6"

With a door from the entrance hall and to the en suite, fitted wardrobes, double glazed window to front, recessed spotlights and a central heating radiator.

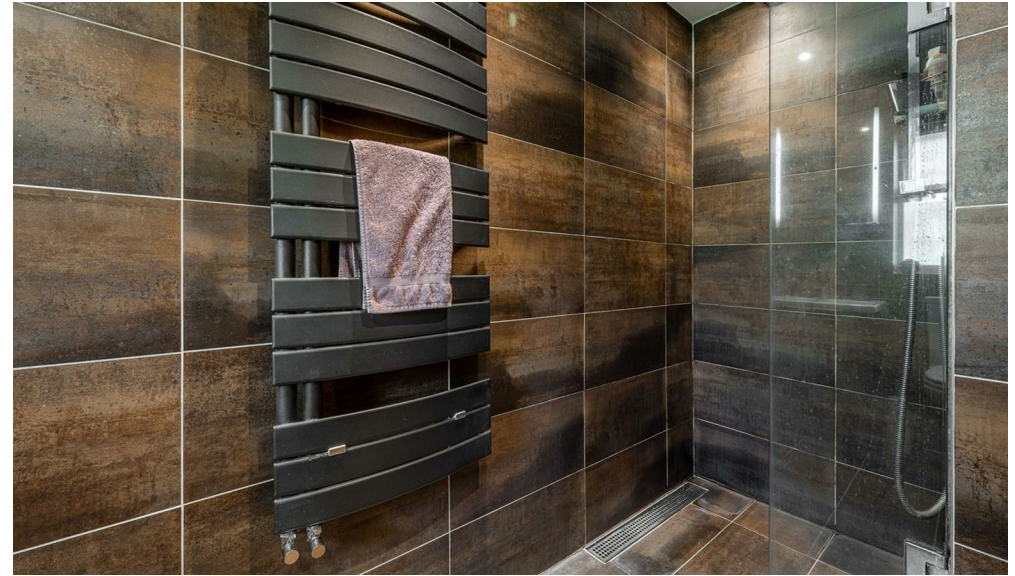
En Suite Wet Room

With a door from bedroom one, shower, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, double glazed window to front, extractor fan, underfloor heating and a heated towel rail.

Bedroom Two

10'5" x 14'5"

With a door from the entrance hall, double glazed windows to rear and side, built in mirror fronted wardrobes, recessed spotlights and a central heating radiator.



Storage Cupboard

With a door from the entrance hall, useful storage, and a wall mounted boiler.

Bathroom

With a door from the entrance hall, bath with shower over, WC, wash hand basin, tiled walls and floor, double glazed window to rear, recessed spotlights and a chrome heated towel rail.

Double Garage

With a garage door to front, eaves storage, window to side, door to side, power and light.

Garden

With access from the garden room to wrap around lawn, with multiple seating areas, mature shrub borders, secluded patio to rear, power points, tap and outdoor lighting.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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