

HUNTERS®

HERE TO GET *you* THERE



Church View Gardens

Kinver, Stourbridge, DY7 6EE

Offers Over £375,000



Council Tax: C



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Front of the Property

To the front of the property is a large blocked paved driveway with decorative sleeper borders, lawn area with shrubbed borders and a path leading to the front door.

Reception Hall

With a double glazed door to the front side of the property, doors leading to various rooms, a built in storage cupboard, tiled flooring, a double glazed window to the side and a central heating radiator.

Shower Room

7'1" x 4'5" (2.18 x 1.35)

With a door from the reception hall, a modern fitted shower cubical, a WC, a wash hand basin, part tiled walls and tiled flooring, an extractor fan, a double glazed window to the rear and a chrome heated towel rail.

Lounge

13'9" x 12'5" (4.20 x 3.79)

With an opening from the reception hall, a feature log burning stove with a wooden mantle piece over, double glazed patio doors leading to the rear garden, stairs leading to the first floor landing, an opening leading to the open plan kitchen/ diner and a central heating radiator.

Kitchen/ Diner

19'4" x 9'9" (5.90 x 2.99)

With an opening from the lounge, a modern fitted kitchen with a range of wall and base units, work surfaces over and tiled splash back, a space for a range cooker, a stainless steel cooker hood over, integrated dishwasher, plumbing for washing machine, space for a tall fridge/ freezer, space for a tumble dryer, space for a dining table, a stable door leading to the side of the property, vaulted ceilings with two skylight windows, two double glazed windows to the rear and the side and a central heating radiator.

Bedroom One

13'11" x 10'7" (4.25 x 3.25)

With a door from the reception hall, a double glazed window to the front and a central heating radiator.

Bedroom Two

8'11" x 10'9" (2.72 x 3.29)

With a door from the reception hall, a double glazed window to the front and a central heating radiator.

Bathroom

With a door from the reception hall, a modern fitted bath with a shower over, a WC, wash hand basin, full tiled walls, a double glazed window to the side and a chrome heated towel rail.

Landing

With stairs from the lounge, door leading to eaves storage, door leading to bedroom three and a central heating radiator.

Bedroom Three

12'4" x 17'2" (3.77 x 5.24)

With a door from the first floor landing, two skylight windows to the front and one skylight window to the rear, three access points eaves storage and an electric wall mounted heater.

Rear Garden

With a double glazed patio door leading from the lounge and a stable door leading from the kitchen, leads to a patio area with decorative sleepers, steps up leading to lawn area with shrubbed borders, a garden shed, a fenced off area for bin and recycling storage, an outside tap, power point and outdoor lighting and gated side access to the driveway.



A map snippet from Google Maps showing a residential area. An orange pin is placed on a road, with the label 'Church View Gardens' positioned directly above it. The map shows several other streets and a green area, likely a park or garden. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A map snippet from Google Maps showing a location in the UK. A red pin is placed on a road. To the left of the pin is a purple icon of a camera inside a speech bubble. Text labels on the map include 'GALLOWSTREE ELM' at the top, 'Kinver' partially visible behind the pin, and 'National Trust - Kinver Edge and the...' below the pin. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR:

- SHOWER ROOM:** Located on the left side of the ground floor.
- OPEN PLAN KITCHEN/DINING ROOM:** A large room at the top of the ground floor.
- RECEPTION HALL:** A central hallway connecting the kitchen/dining room to the other rooms.
- BATHROOM:** Located below the reception hall.
- LOUNGE:** A large room at the bottom of the ground floor.
- BEDROOM 1:** Located at the bottom right of the ground floor.
- BEDROOM 2:** Located at the bottom left of the ground floor.
- STAIRS:** A set of stairs with an 'UP' arrow, located between the lounge and the kitchen/dining room.
- STORAGE:** A small storage area located between the reception hall and the lounge.

1ST FLOOR:

- EAVES STORAGE:** Two storage areas located at the top and bottom of the 1st floor.
- BEDROOM 3:** A large bedroom located in the center of the 1st floor.
- LANDING:** A landing area located between the bedrooms and the stairs.
- STAIRS:** A set of stairs with an 'UP' arrow, located between the landing and the bedrooms.

A large watermark reading "HUNTERS" is overlaid across the center of the plan, with the tagline "HERE TO GET you THERE" below it.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	81
Not energy efficient - higher running costs		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.