



Heather Drive, Kinver, Stourbridge, DY7 6DR



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Summary...

A beautifully presented and deceptively spacious three double bedroom semi detached home. Occupying a prominent elevated position in this well established and quiet cul de sac with stunning far reaching views; the property is conveniently located close to the sought-after Village of Kinver with a variety of nearby amenities and calming countryside trails and briefly comprises of welcoming I-shaped reception hall with useful store cupboard, spacious through lounge with ample space for seating and dining with log burning stove, modern shaker-style fitted kitchen complete with Quartz worksurfaces, centre island and in-built appliances, bright and airy multi-functional garden room, guest WC and utility adding an essential sense of practicality. Continuing upstairs leads to three well-proportioned bedrooms, master with large en suite with bath and shower and family bathroom. The rear garden has been meticulously landscaped with patio and chipping stone seating with gated side access to the front of the property which has a good-size driveway and EV charging point. Additional benefits include fantastic far reaching views, calming walks along Kinver Edge and easy access to Stourbridge and Kidderminster Town Centres. This property is a perfect all-rounder and a great fit for families with viewings highly recommended to appreciate what's on offer.



Front of The Property

To the front of the property there is a resin driveway with lawn to side, canopy, gated side access leading to rear garden, outside light and EV charging point.

Reception Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, useful storage cupboard, recessed spotlights, laminate floor, double glazed window to front and three central heating radiators.

Through Lounge

23'11" x 12'1"

With a door leading from reception hall, log burning stove with stone hearth, space for seating and dining, double glazed bay window to front, double glazed doors to garden room and vertical column and central heating radiators.

Kitchen Diner

14'5" x 11'5"

With a door leading from reception hall, fitted with a range of matching shaker-style wall and base units with Quartz worksurfaces over and matching sills, one and a half ceramic sink and drainer, tiled splashback, integrated eye-level oven and microwave, induction hob with stainless steel cooker hood over, fridge freezer, dishwasher, pan drawers, centre island and breakfast bar, laminate floor, recessed spotlights, double glazed window to side, double glazed door and window to rear and two vertical column central heating radiators.

WC

With a door leading from reception hall, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlight, shaver point, double glazed window to side and a central heating radiator.

Utility

7'10" x 7'10"

With a door leading from reception hall, matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and chest freezer,

wall mounted central heating boiler, tiled floor, double glazed window and door to side and a central heating radiator.

Landing

With stairs leading from reception hall and doors to various rooms.

Master Bedroom

14'5" x 10'9"

With a door leading from landing and open to en suite, fitted wardrobes, recessed spotlights, double glazed window to front and a central heating radiator.

En Suite

Open from master bedroom, bath, separate shower, WC, wash hand basin, vanity storage, illuminated mirror, recessed spotlights, loft access, part tiled walls, tiled floor, double glazed window to front and a column central heating radiator.

Bedroom Two

12'1" x 11'9"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Three

12'5" x 7'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, bath with shower over and rail, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed window to side and a chrome central heating towel rail.

Garden

With double glazed doors leading from kitchen diner and garden room to a patio seating area, well maintained lawn, chipping stone seating, raised beds with mature shrubs, sheds, hidden bin area, sleeper beds, double glazed door to utility, power, tap and gated side access leading to the front of the property.



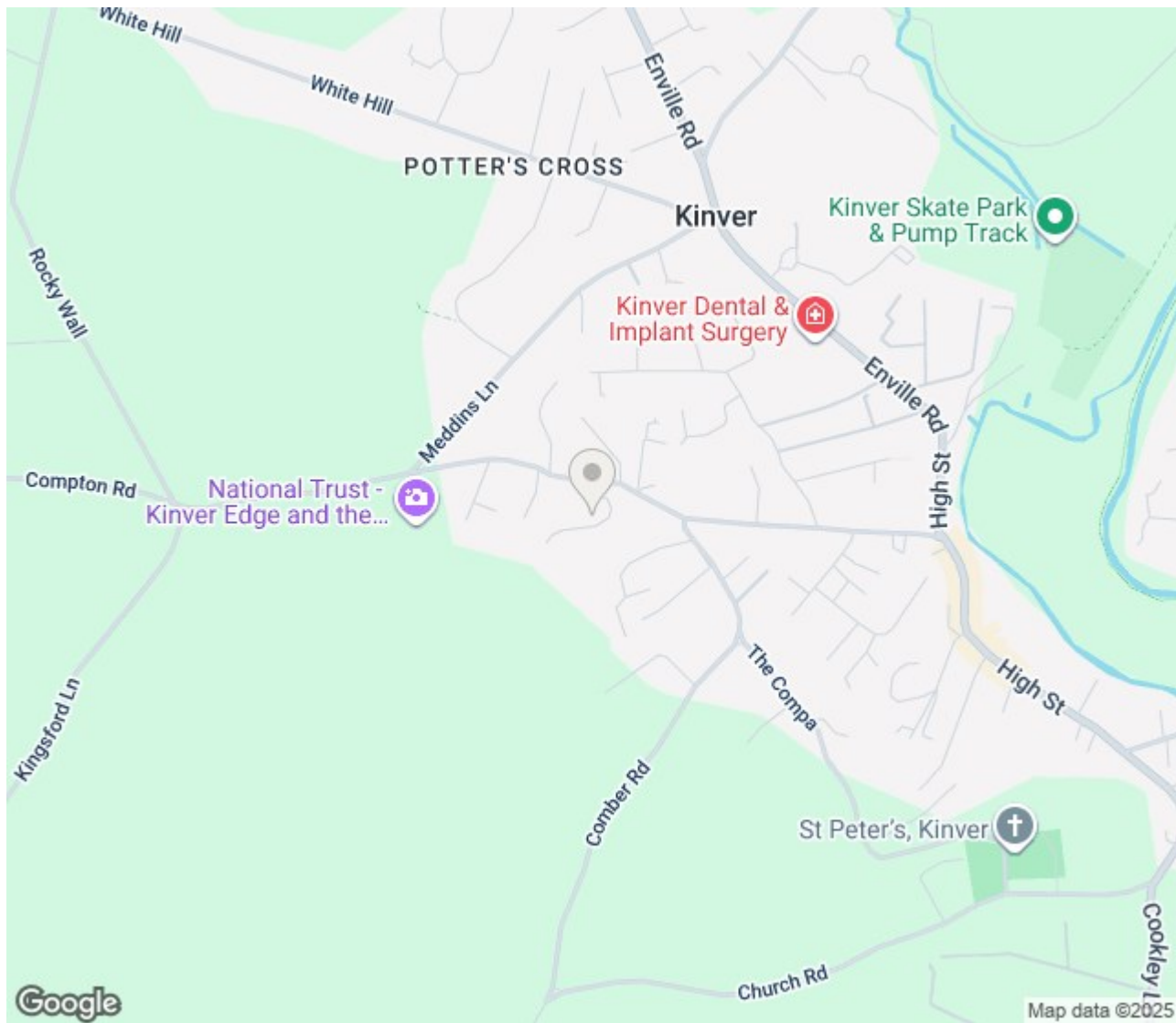
GROUND FLOOR

1ST 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 PERFORMANCE CERTIFICATE

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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