



TO LET

£1,300 Per Calendar Month

Pigeon Cote Compton, Stourbridge, DY7 5NA

XX MULTIPLE APPLICATIONS RECEIVED, SIMILAR PROPERTIES URGENTLY REQUIRED! XX

A lovely three bedroom detached family home, located in between Bridgnorth, Kidderminster and Stourbridge, on the outskirts of Kinver and Compton. Having recently been decorated and modernised on the inside, this home boasts views over surrounding farmland, with only a handful of houses nearby. There is also a driveway giving off-road parking, leading to a garden that wraps around the house and is currently mainly laid to lawn, with some fruit-producing bushes and trees in place.

Viewing is highly recommended for this beautiful rental property, and viewings are strictly by appointment only. EPC E, Council Tax band F. What3Words location fields. rounds. magazines.



- Three bedroom detached family home
- Newly redecorated
- Two reception room
- Downstairs W/C and separate utility room
- Rural location
- Garden and off-road parking



2 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Entrance Hall

Having laminate flooring, uPVC composite door to the front, ceiling light point, stairs to the first floor and doors to the reception rooms.

Reception One 13'8" x 13'6" maximum (4.18 x 4.14 maximum)

Having carpet, radiator, gas fire in fireplace, ceiling light point and double glazed windows to the front and side.

Reception Room Two 13'8" x 9'8" maximum (4.19 x 2.97 maximum)

Having laminate flooring, radiator, double glazed window to the front, electric fire in the fireplace, under-stairs storage cupboard, ceiling light point and smoke alarm.

Kitchen 11'7" x 9'8" maximum (3.55 x 2.95 maximum)

Having tiled floor, part tiled walls and a range of wall and base units with a stainless steel 1 1/2 bowl sink and drainer unit with mixer tap set in roll-top worksurface. There is an Aga, separate electric cooker, extractor fan, dishwasher, recessed ceiling spotlights, double glazed window to the side and door to the rear hall.

Rear Hallway

Having tiled floor, part tiled walls, radiator, double glazed door to the rear, ceiling light point and doors to the W/C and utility.

Downstairs W/C

Having tiled floor and part tiled walls, radiator, opaque double glazed window to the rear, ceiling light point and a concealed cistern W/C and hand wash basin vanity unit.

Utility Room

Having tiled floor and part tiled walls with a Belfast-style sink with mixer tap fitted to the roll-top worksurface, a range of wall and base units and ceiling light point. There is space for a washing machine and condensing dryer.

Stairs and Landing

Being carpeted, with ceiling light points and smoke alarm to the landing, loft access and doors off to all upstairs accommodation.

Bedroom 1 11'6" x 9'8" to units (3.51 x 2.95 to units)

Having carpet, double glazed windows to the front and side, radiator, ceiling light point and fitted wardrobes and drawer units with two free-standing bedside drawer units.

Bedroom 2 9'8" x 11'5" maximum (2.97 x 3.50 maximum)

Having carpet, radiator, double glazed window to the side and ceiling light point.

Bedroom 3 9'8" x 7'8" maximum (2.96 x 2.36 maximum)

Having carpet, radiator, double glazed window to the front, over stairs storage housing the hot water tank and ceiling light point.

Bathroom

Having tiled floor and tiled walls, two heated towel radiators and a shaver socket. The bathroom also has a bath with electric shower over, concealed cistern W/C and hand wash basin vanity and an opaque double glazed window to the rear.

Boiler room 7'9" x 8'5" maximum (2.37 x 2.59 maximum)

Having tiled floor and part tiled walls, double glazed uPVC door and double glazed window, oil boiler and flue, and a stainless steel 1 1/2 sink and drainer unit with mixer tap.

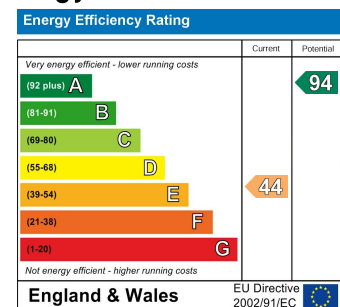
Outside

Accessed via a farm track off the main road, the driveway leads up to the rear of the property. There is gated stepped access to the side of the property as well. The garden has a large patio area and is mainly laid to lawn with some fruit producing trees and bushes in place as well as some planting beds. There is a greenhouse that can either be removed by the Landlord at the start of the Tenancy, or repaired by the Tenant. There is also a large shed with lock.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



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