



4 Kinver Mount

Comber Grove, Kinver DY7 6EY

Andrew Grant



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Comber Grove, Kinver DY7 6EY

 **2 Bedrooms**  **1 Reception**  **2 Bathrooms**

Leasehold / 839 sq. ft.

KEY FEATURES:

- Elegant apartment
- Prestigious gated development
- Two generously sized bedrooms
- Master with en-suite
- Allocated parking space
- Private patio
- Beautiful communal grounds
- 103 years remaining on the lease
- Service charge £1,616 per annum

An exquisite ground-floor apartment within a sought-after gated development in Kinver, enjoying its own private patio, surrounded by delightful communal gardens.

This spacious apartment features a lounge/dining room, a well-equipped kitchen, a bathroom and two generously sized bedrooms, with the master bedroom boasting an en-suite.

Outside, the apartment offers a private patio, nestled within beautifully maintained, gated grounds, complete with communal gardens and allocated off-road car parking.

Situation

Kinver village is a sought-after destination for those seeking the charm of a semi-rural setting combined with the convenience of local amenities. Offering educational facilities catering to all age groups, as well as a delightful array of independent shops, pubs and eateries, the village caters to diverse needs.



Adjacent to the National Trust-owned Kinver Edge, the village provides easy access to picturesque countryside, making it ideal for outdoor enthusiasts. Furthermore, its strategic location ensures convenient commuting to Birmingham, the Black Country and North Worcestershire.

Situated approximately 20 miles west of Birmingham, 13 miles south of Wolverhampton and 20 miles north of Worcester, Kinver enjoys excellent connectivity via a well-developed motorway network, including the M5, M6, M40 and M42. Birmingham International Airport is a mere 45 minutes away, while the mainline train station in Stourbridge offers regular services to Worcester, Malvern, Birmingham and London.

Description

Access to the grounds is facilitated by remote-controlled gates, providing entry to the extensive communal gardens and parking. The apartment includes one allocated parking space, along with designated visitor parking.

A door within the communal ground floor lobby opens to the apartment's private reception hallway, equipped with a telephone intercom system, airing cupboard and doors accessing the accommodation.

A sizeable lounge/dining room awaits, flooded with an abundance of natural light from its dual aspect windows and French doors leading to a charming patio. A 'living flame' gas fire with a feature surround adds a touch of ambience and warmth to the room.





Kitchen

The stylishly designed kitchen has cream wall and base units, accentuated by a stainless-steel sink with drainer and mixer tap. Integrated Smeg appliances include a gas hob with canopy cooker hood, double oven with grill, dishwasher and fridge freezer. Tiling to the splashbacks and flooring complete the aesthetic appeal.

Bedroom One and En-Suite

Bedroom one is a spacious double room, featuring a side-facing window, a built-in double wardrobe and the luxury of its own en-suite shower room.

The en-suite is elegantly appointed with a white suite, featuring a pedestal washbasin, a low-level WC and a curved corner shower cubicle equipped with a fitted mixer shower and full-height tiling. Additionally, it includes a heated towel rail and a wall-mounted mirror cabinet.





Bedroom Two

Bedroom two offers versatility as a large single room, with a window on the side elevation and a built-in double wardrobe.

Bathroom

The bathroom exudes sophistication with its white suite, featuring a low-level WC, pedestal washbasin and a bath with a fitted shower screen and mixer shower over. Tiled flooring, a wall-mounted mirror cabinet and an extractor fan complete the ensemble.



Gardens and Grounds

This wonderful apartment features its own private patio, offering the perfect spot to enjoy the tranquil surroundings of the impeccably tended communal grounds beyond.

Services

Mains electricity, water and drainage.

Council tax band - E.



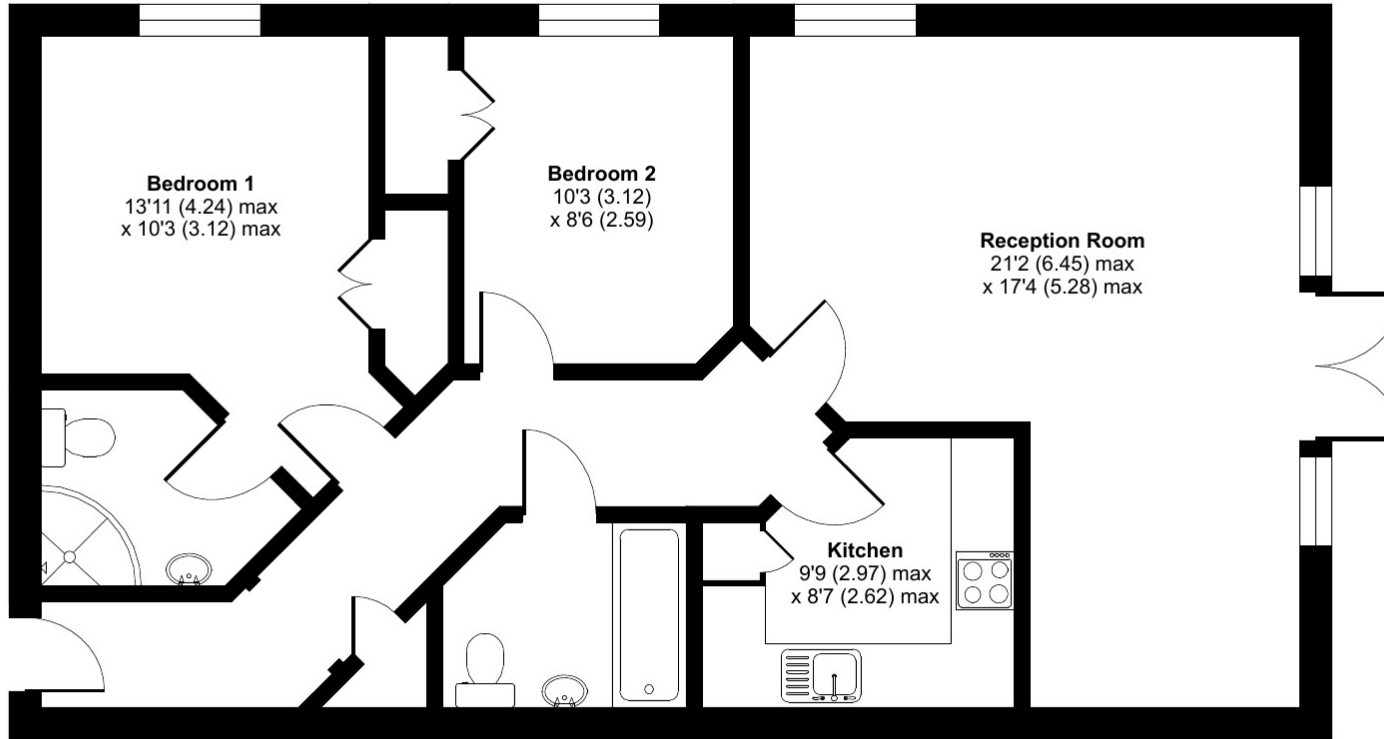




Kinver Mount, Comber Grove, Kinver, Stourbridge, DY7

Approximate Area = 839 sq ft / 77.9 sq m

For identification only - Not to scale



GROUND FLOOR

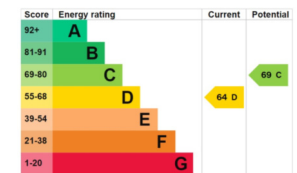
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1101729



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Andrew Grant
T: 01384 370 232
E: hello@andrewgrant.com

