



112a Church View Gardens

Kinver, DY7 6EF

Andrew Grant



112a Church View Gardens

Kinver, DY7 6EF



3 Bedrooms



2 Receptions



2 Bathrooms

Freehold / 953 sq ft

KEY FEATURES:

- Three double bedrooms including master with en suite.
- Two spacious reception rooms, including a sitting room with French doors leading to the garden.
- A garage and carport offer ample parking and storage.
- Large low maintenance rear garden.
- A peaceful setting within the desirable village of Kinver.

Tucked away in a peaceful cul-de-sac within the charming village of Kinver, this beautifully presented modern bungalow offers a wonderful combination of spaciousness, comfort and idyllic countryside surroundings.

Location

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

Entering through the UPVC front door, the entrance hall welcomes you with stylish wood-effect ceramic floor tiles and recessed lighting, setting the tone for the high standard of finish found throughout the property.

The charming sitting room featuring an elegant electric coal-effect fire in a classic surround. French doors open onto the garden, creating a wonderful connection between indoors and out.

Accessed via an archway from the sitting room, the dining room overlooks the rear garden and provides a perfect setting for family meals and gatherings.

A bright and functional space with room for a dining table. The kitchen is fitted with a range of quality base and wall units, including integrated appliances such as a fridge, dishwasher, freezer, oven, hob and extractor fan. There is also plumbing for a washing machine, ensuring practicality alongside style.





Master bedroom

The spacious master bedroom features a bay window to the front, filling the room with natural light and benefits from an en suite shower room complete with a fully tiled shower cubicle, pedestal wash basin, and chrome towel radiator.





Bedrooms two and three

Both additional bedrooms are generously sized doubles. Bedroom two is carpeted and enjoys a view over the garden, while bedroom three features the same stylish wood-effect ceramic floor tiles as the main living areas and includes a side-facing window.

Family bathroom

The family bathroom includes a panelled bath, pedestal basin, low flush WC and is finished with ceramic wall and floor tiles, blending functionality with an elegant aesthetic.





Outside

The exterior of the property is equally impressive, featuring a landscaped rear garden with mature planting, a manicured lawn and a block-paved patio, ideal for alfresco dining and entertaining. A secondary patio offers further outdoor seating, while the area behind the garage provides additional garden space, perfect for those interested in gardening or creating a private retreat.

With both a garage and carport, there is ample parking and storage space to accommodate all needs. This property offers a unique opportunity to experience life in a picturesque village setting, ideal for those seeking tranquillity with convenience.

Services

Mains gas, electricity, water and drainage.

Council tax band - E.





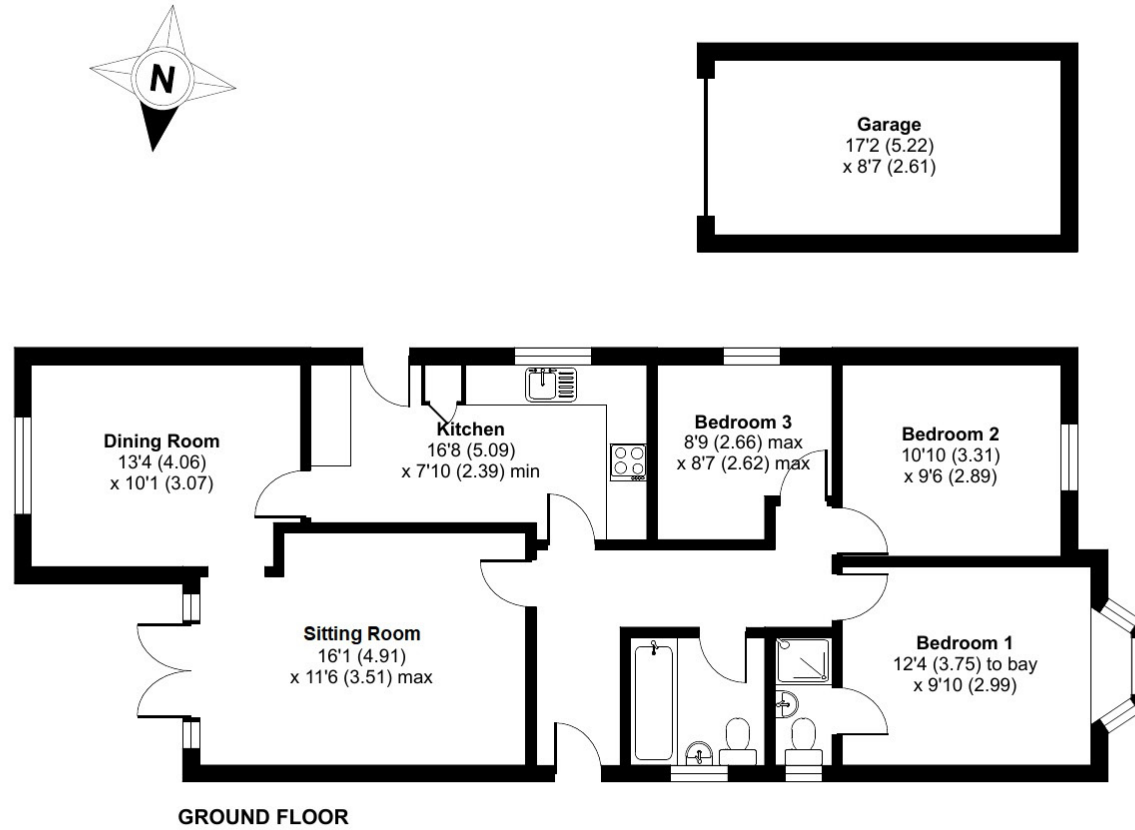
Church View Gardens, Kinver, Stourbridge, DY7

Approximate Area = 953 sq ft / 88.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Andrew Grant. REF: 1203710



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



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