



EDEN MIDCALF  
— SALES & LETTINGS —

**£139,950**  
**Kingsford Lane**  
Kidderminster, DY11 5SR

## PROPERTY SUMMARY

A large two bedroom park home located on the edge of the sought after Kinverdale Park development in Wolverley and enjoying a delightful woodland backdrop. The property is situated close to historic Kinver village and is also within easy reach of Kidderminster and Bewdley. The layout requires updating and is generously proportioned throughout, with fantastic potential for improvement. The property also includes off-road parking and wrap around gardens, also with much potential, backing onto attractive woodland and a brook. Available with no upward chain. EPC Exempt

2



1



1







## LOCAL AUTHORITY

### TENURE

Leasehold

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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