



7 James Street, Kinver, Stourbridge, DY7 6ED

BERRIMAN
EATON

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This double fronted cottage has been extended and updated to provide a wealth of versatile accommodation and is a short walk from the vibrant village high street.

LOCATION

Kinver is picturesque South Staffordshire village on the Worcestershire border having excellent road links into the West Midlands. The village offers a comprehensive range of amenities and many places of interest with access to many great countryside walks along with a selection of local pubs, eateries, independent shops and schooling for all age ranges.

ACCOMMODATION

Entrance Porch

Open plan lounge diner having multi-fuel stove, feature period range cooker, windows to the front elevation, access to cellar, and stairs to the first floor.

Side conservatory with doors to garden bathroom and kitchen.

Kitchen with range of base and wall units with contrasting worktops, butler sink with mixer tap, space for a range style cooker, space for American fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, window to the side elevation and double doors to the rear conservatory.

Conservatory with French doors the rear garden

Bathroom having WC, pedestal wash hand basin, roll-top bath, separate shower cubical contrasting wall and floor tiles, cupboard housing central heating boiler.

Useful Cellar with power and light

First floor accommodation

Three well proportioned double bedrooms, study/bedroom 4, Wc with wash hand basin,

OUTSIDE

Set on a private road with space for parking opposite the property.

Shared side access leads to the rear of the property.

Generous rear garden with paved patio ideal for alfresco dining, large lawn, and two garden sheds.

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows there is limited coverage indoor with all four main providers having likely coverage outdoors

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Fixed Asking Price
£399,999

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Total Approx Area: 145.0 m² ... 1561 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

