



23 Foster Crescent, Kinver, Stourbridge, DY7 6EA

BERRIMAN
EATON

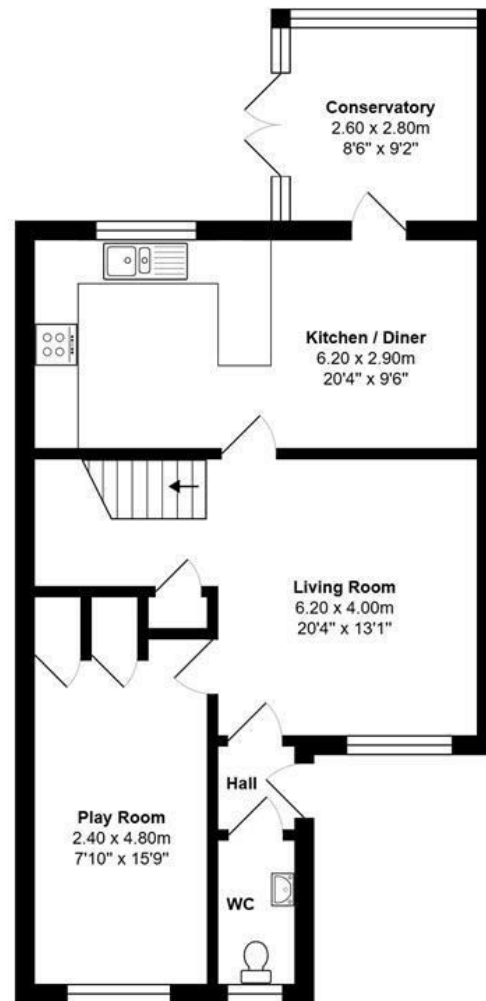




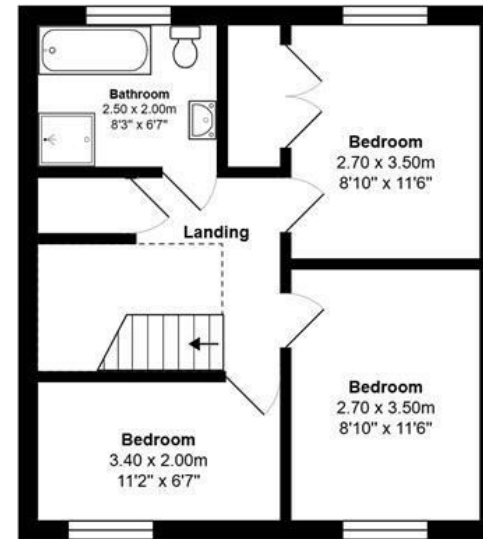
23 Foster Crescent, Kinver, Stourbridge, DY7 6EA

A detached family home with flexible living accommodation, in the heart of this much loved village

23, Foster Crescent, Kinver, DY7 6EA



Ground Floor



First Floor

Total Approx Area: 107.0 m² ... 1152 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.

LOCATION

Kinver village has long been the destination of choice for those wanting to enjoy living in a semi rural location and yet with the benefits of easily reached local amenities. The village offers schools suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge,

which has around 6 miles of walks with superb views, leading to the famous Rock Houses.

Kinver is a sociable community with a number of events throughout the year, including open gardens, beer festivals at various venues and concerts at the Community Centre and St. Peter's Church.

Located between Stourbridge and Kidderminster, Kinver has good access to the A449 to Birmingham. A good place for commuting, the commercial centres of the Black Country and North Worcestershire are also easily to hand and the surrounding publicly accessible countryside extends for many miles.

DESCRIPTION

A modern detached property built in 2001 , set in the heart of this much loved village, offering good sized, flexible accommodation which features a family room and open plan kitchen/diner opening to a conservatory which overlooks a pleasant garden to the rear.

ACCOMMODATION

A modern detached property built in 2001 , set in the heart of this much loved village, offering good sized, flexible accommodation which features a family room and open plan kitchen/diner opening to a conservatory which overlooks a pleasant garden to the rear.

The property is set behind a generous block paved driveway with parking for at least 4 cars.

The entrance door opens to a small hallway with guest cloakroom and access into the main reception room, a pleasant living room with feature fire surround, window to the front elevation, useful storage cupboard and door to the family room, converted from the original garage this generous sized second reception makes a wonderful children's playroom or home office, or it could become a formal dining room.

At the heart of the home there is an open plan kitchen/diner which opens into the conservatory, perfect for day to day living and entertaining, a lovely space overlooking the East facing garden.

Upstairs there are three good sized bedrooms, the Master was originally built with an en suite facility, this has since been removed to create the generous sized built in wardrobe, but we understand it could be reverted back if required.

The family bathroom was replaced by the current owners in 2023 and features a separate shower , panelled bath and wash hand basin in attractive vanity unit.

OUTSIDE

There is a pleasant enclosed East facing garden to the rear , which is laid mainly to lawn.

Find and navigate to the exact location of this property by searching its 3 word address
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SERVICES

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

COUNCIL TAX BAND D – 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 some limited availability indoors with all four main providers having likely coverage outdoors Cover the area

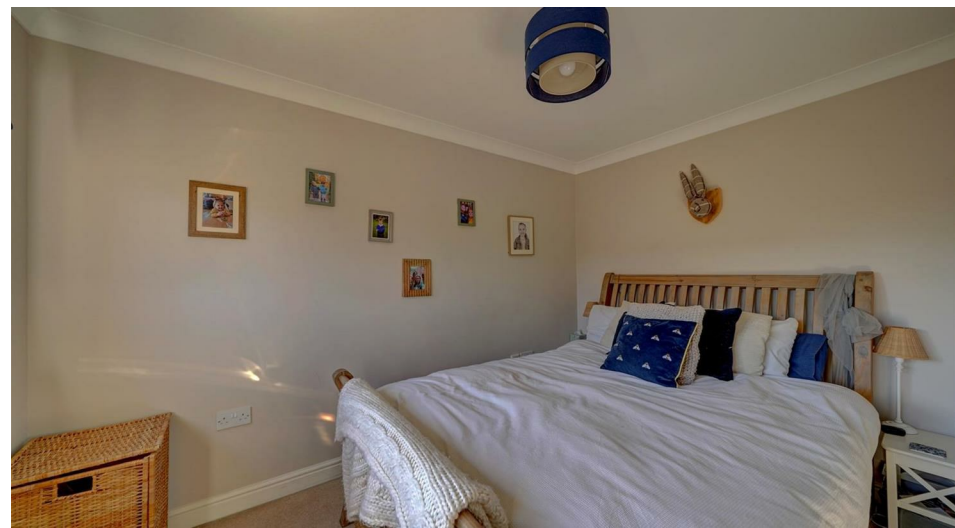
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Asking Price £385,000

EPC: C

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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