



120 Church View Gardens, Kinver, Stourbridge, DY7 6EF

BERRIMAN
EATON

120 Church View Gardens, Kinver, Stourbridge, DY7 6EF

This one you really need to see!! Situated on a large corner plot with gardens to three sides this unusual split-level bungalow has a wealth of versatile accommodation and is beautifully presented.

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 and first and secondary schooling.

ACCOMMODATION

Ground Floor

Porch

Entrance Hall with storage cupboard

Lounge Dining a lovely light and spacious room, having a feature fireplace and bow window to the front elevation further window and door from the dining area into the garden. The dining area benefits from wood effect flooring.

Kitchen having a modern range of base and wall cupboards with contrasting worktops. Bowl and half sink with mixer tap. Integrated dishwasher and washing machine. Oven hob and extractor and space for a tall fridge freezer. Vertical radiator, window to the front elevation and wood effect flooring.

Bathroom Panel bath with shower over and shower screen. Concealed cistern WC and wash hand basin set into a vanity unit. Attractive tiling recessed lighting, extractor fan and window to the side elevation.

Double Bedroom with lovely outlook and far-reaching views to the rear

Single Bedroom currently in use as a study, window overlooking the rear garden

Lower Ground Floor

Staircase from the hall leads to the lower ground floor suite this is a superb and versatile space ideal for family and visitors.

Hall with door to the garden

Shower Room with WC wash hand basin large shower enclosure, down lights and towel radiator.

Double Bedroom with double-glazed French doors into the

Conservatory with double door to the garden and wood effect flooring.

OUTSIDE

The property benefits from off-road parking, including a driveway and an additional parking space located separately from the main residence, making it ideal for accommodating a caravan or motorhome.

The gardens wrap around 3 sides of the property.

Front Garden with shrubs and mature planting

Side Garden leading from the dining room has been professionally landscaped with alfresco dining and entertainment in mind, This is a great space for relaxing with friends and family.

Rear Garden Artificial turf lawn with herbaceous borders and vegetable patch.

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 Cover the area

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

The long term flood defences website shows very low risk.

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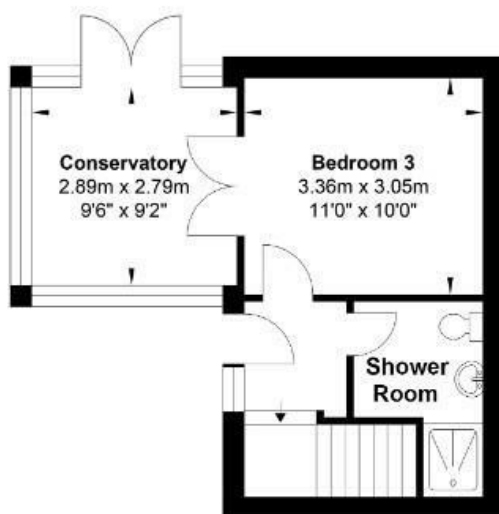
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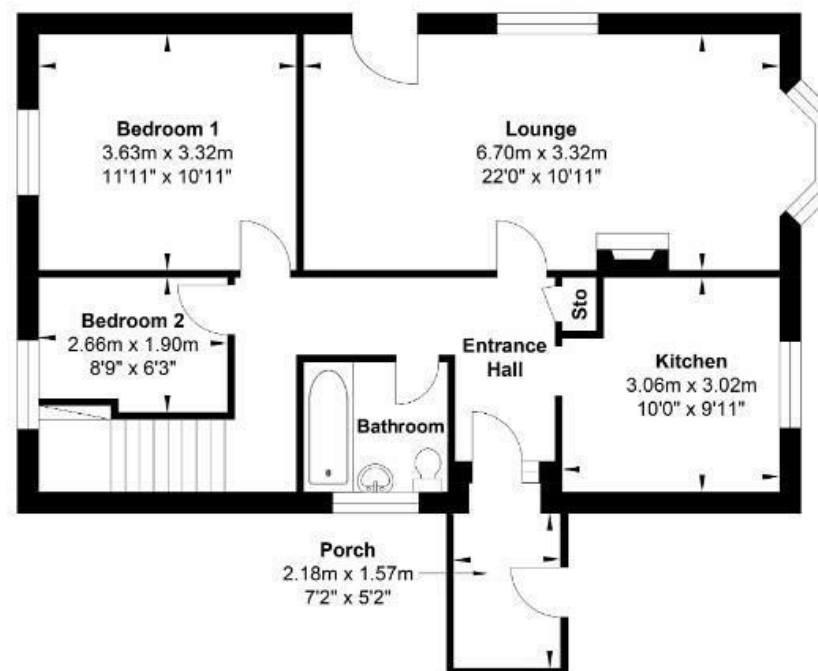
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Church View Gardens



Lower Ground Floor



Ground Floor

Gross Internal Floor Area : 95.3 m2 ... 1026 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

