



**Connells**

Cedar Gardens  
Kinver Stourbridge



# Cedar Gardens Kinver Stourbridge DY7 6BW

for sale offers over  
**£400,000**



## Property Description

Briefly comprising; Driveway with off road parking, lounge, dining room, large kitchen, four good size bedrooms, family bathroom, garage and beautiful gardens.

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A FANTASTIC OPPORTUNITY TO PURCHASE AN IMPRESSIVE SPACIOUS DORMER BUNGALOW IN THE VERY POPULAR LOCATION OF KINVER, OFF ROAD PARKING, GARAGE AND WELL PRESENTED REAR GARDEN

## To The Front

To the front of the property is a lawn with decorative hedges and inset pathway to the front door, tarmac driveway providing off road parking to the side leading to the garage.

## Entrance Porch

Double glazed door to the front elevation and door to;

## Entrance Hall

Hallway with stairs to first floor landing and doors to bedrooms and bathroom.

## Lounge

17' 5" x 11' 11" ( 5.31m x 3.63m )

Double glazed bay window to the front elevation, three double glazed windows to the side elevation, feature fireplace with electric fire, wood effect flooring and radiator.



## Dining Room

13' 11" x 10' 11" ( 4.24m x 3.33m )

Double glazed window to the front elevation and radiator.

## Kitchen

15' x 9' 4" ( 4.57m x 2.84m )

Double glazed window and door to the rear elevation, fitted kitchen with a range of wall and base units, one and a half bowl sink/drainers, worksurfaces with splashback tiling and radiator.

## Bedroom One

15' 3" x 9' 4" ( 4.65m x 2.84m )

Double glazed french doors overlooking the rear garden, fitted wardrobes, wood effect flooring and radiator.

## Bedroom Two

13' 7" max x 8' 10" ( 4.14m max x 2.69m )

Double glazed window to the rear elevation, fitted wardrobes and radiator.

## Bedroom Three

11' 11" x 9' 1" ( 3.63m x 2.77m )

Double glazed window to the side elevation, fitted wardrobes and radiator.

## Bedroom Four

11' 5" x 10' 10" ( 3.48m x 3.30m )

Double glazed window to the side elevation, fitted wardrobes and radiator.

## Bathroom

Double glazed window to the rear elevation part tiled with suite comprising; fitted units, bath with mixer taps and shower over, wash hand basin, wc and towel radiator.

## Garage

Up and over door leads to the garage with power and lights.

## Rear Garden

A paved patio area with decorative areas and steps to the large lawn with various trees and shrubs.

## Disclaimer

"It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly"







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR309907](https://www.connells.co.uk/Property/SBR309907)**

Tenure: Freehold



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