



**Connells**

Huntsmans Drive  
Kinver Stourbridge



### Property Description

A MUCH EXTENDED SEMI DETACHED PROPERTY SITUATED IN KINVER VILLAGE. AVAILABLE WITH NO UPWARD CHAIN DELAY. IN NEED OF A LITTLE MODERNISATION BUT WITH THE POTENTIAL & SIZE TO MAKE A STUNNING & SUBSTANTIAL FAMILY HOME IN AN IDYLIC, MUCH SOUGHT AFTER LOCATION.

### To The Front

Driveway to front with steps up to front door.

### Entrance Hallway

Double glazed front door leads into hallway with radiator, storage cupboard, stairs off to first floor landing and doors to lounge and shower room.

### Shower Room

Double glazed window to front elevation, radiator, shower cubicle. wash hand basin and low flush wc.

### Lounge

13' 8" x 11' 7" ( 4.17m x 3.53m )  
Double glazed bay window to front elevation, radiator, fireplace and doors to;

### Dining Room

16' 5" x 16' ( 5.00m x 4.88m )  
Double glazed sliding patio doors to rear garden, radiator, fireplace and door to;

### Kitchen

11' 8" x 10' 11" ( 3.56m x 3.33m )  
Double glazed windows to rear and side elevations, radiator, range of wall and base units. Work surfaces incorporating sink unit, hob and oven with extractor hood above.

### Landing

Loft access and doors to;

### Bedroom One

13' 10" x 11' 6" ( 4.22m x 3.51m )  
Two double glazed windows to front elevation and radiator.

### Bedroom Two

10' 8" x 10' 4" ( 3.25m x 3.15m )  
Double glazed window to rear elevation and radiator.

### Bedroom Three

12' 10" x 11' ( 3.91m x 3.35m )  
Double glazed window to front and rear elevations and radiator.

### Bathroom

Double glazed window to rear elevation, radiator, paneled bath, wash hand basin, low flush wc and fully tiled walls.

### Rear Garden

Fully enclosed rear garden with paved patio leading to lawn.





**Ground Floor**



**First Floor**

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: E**

**view this property online [connells.co.uk/Property/SBR311748](http://connells.co.uk/Property/SBR311748)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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