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VALUE. SELL. LET.

Min-Y-Don
High Street, Kinver

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Min-Y-Don, 77 High Street, Kinver, DY7 6ES

Change your Home and change your lifestyle to Village living. Min-Y-Don is an individual, distinctive, character Semi-detached residence, believed to date back to the 17th Century, offering surprisingly spacious accommodation with 3 double Bedrooms and is well worth internal inspection to fully appreciate.

The property is ideally located in the sought after and historic Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful Countryside Walks and the Village itself with its excellent range of amenities, schools, restaurants and pubs.

With gas central heating and comprising: Dining Hall Reception, Inner Hall, Refitted Ground Floor Bathroom, Lounge, Breakfast Kitchen, Landing, 3 Double Bedrooms and refitted Shower Room. There is off road Driveway Parking to the front and large Terraced Rear Garden.

OVERALL, A FANTASTIC OPPORTUNITY FOR AN INTERESTING AND MORE UNIQUE VILLAGE HOME – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is a Dining Hall Reception with part coloured leaded glazed front door, timber double glazed window, oak floor, Store, fireplace recess, ceiling beam and arch to Lounge. A door gives access to the Inner Hall with rear single glazed window, oak floor and Cupboard with Ideal gas central heating boiler.

There is a refitted Ground Floor Bathroom having a white suite with corner bath, basin, wc, tiled floor, part tiled walls, chrome ladder radiator and obscure single glazed timber window.

The Lounge has a laminate floor, 2 timber double glazed windows, brickette style fireplace with quarry tiled hearth and mantel and inset fire, ceiling beams and open tread stairs to 1st Floor with spindle balustrade.

A door leads off the Breakfast Kitchen having a range of wall/base cupboards, worktops, sink and mixer tap, Rangemaster range cooker with integrated cooker hood over, appliance spaces, ceiling beams, tiled floor, rear timber double glazed window, side single glazed timber window and rear door to Garden.



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We don't sell houses
we sell **homes.**



On the 1st Floor there is a Landing having rear timber double glazed window, loft access (with ladder) and laminate floor.

There are 3 Double Bedrooms. Bedroom 1 & 2, at the front have timber double glazed window and Bedroom 3 has a side single glazed window.

The refitted Shower Room has a white suite including a large, tiled shower with sliding screen door and waterfall shower, basin with vanity cupboard and tiled splash back, wc and extractor.

Outside, to the rear, there is a Terraced Rear Garden having a West facing aspect. There is a patio area with side gate, retaining wall and wrought iron rail and steps leading up through the garden, there are several levels and lawned areas and further paved area to the rear.

There is a Driveway to the front providing off road parking.

Tenure: Freehold
Council Tax Band: D

The Vendor of the property is related to an Employee of The Lee, Shaw partnership.

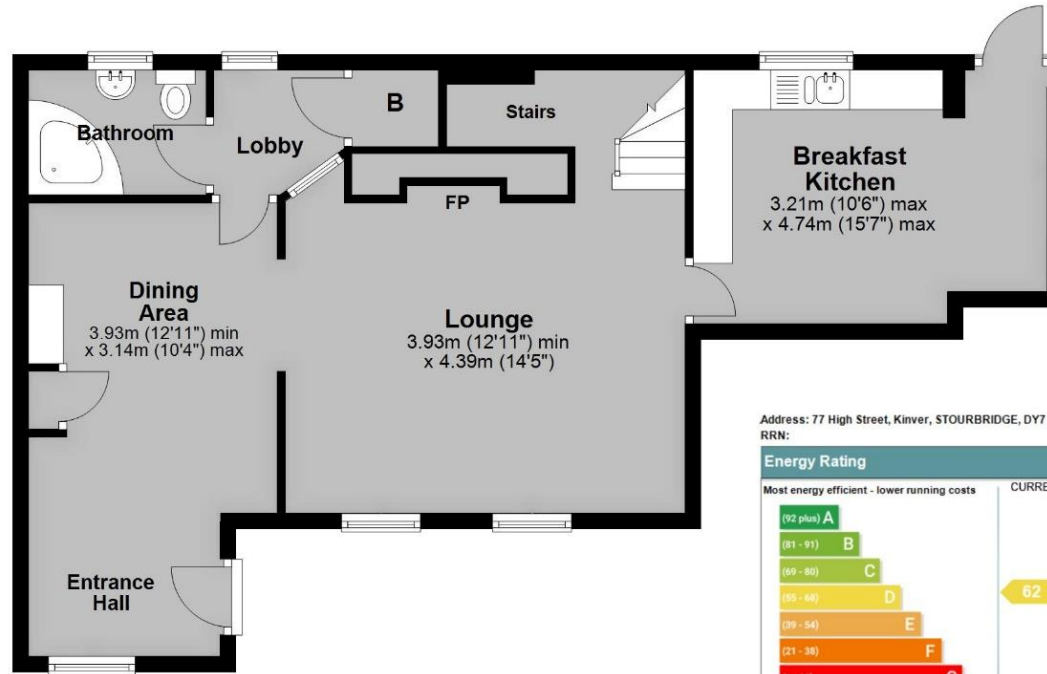




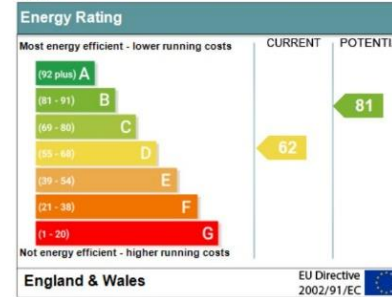
FLOOR PLANS

Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)

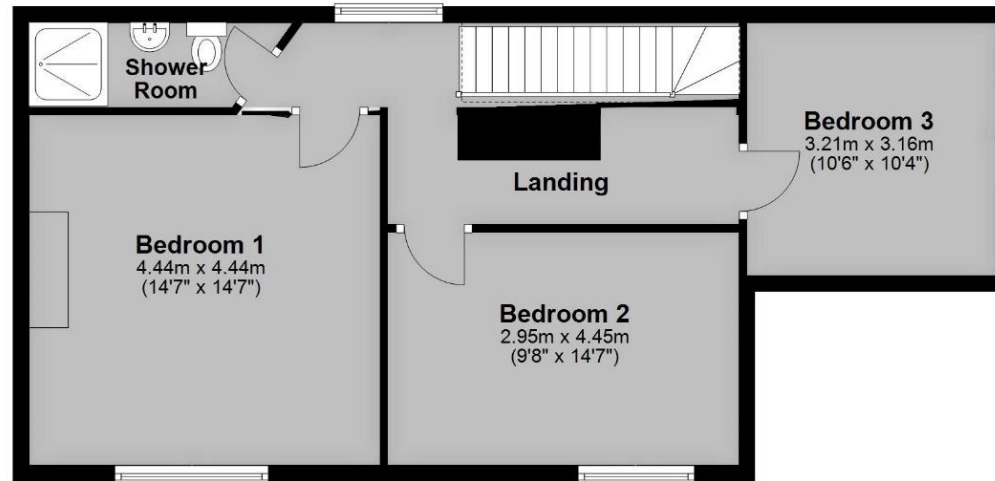


Address: 77 High Street, Kinver, STOURBRIDGE, DY7 6ES
RRN:



First Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 126.8 sq. metres (1364.7 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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