



**REDWOOD ROAD, KINVER,  
NR. STOURBRIDGE, SOUTH STAFFS DY7 6JF**

**Taylors**



# Taylor's

## REDWOOD ROAD, KINVER, NR. STOURBRIDGE, SOUTH STAFFS DY7 6JF

Pleasantly situated to form part of this established address in a popular village location, this **MOST VERSATILE, THREE BEDROOM, DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing to briefly comprise: Reception Hall, Attractive Large Sitting Room with Dining Area, Modern Fitted Kitchen, Two Good Bedrooms on the Upper Ground Floor, Stylish Modern Bathroom and, upon the Lower Ground Floor, with a Large Double Bedroom having fitted wardrobes and Study/Hobbies Room. Drive parking, Large Garage and with a Rear Garden enjoying distant views towards countryside. Available for sale with **NO UPWARD CHAIN**. Council Tax Band E.

In further detail;

### GROUND FLOOR

A side facing composite door with inset and obscure leaded double glazing, opens to the;

#### RECEPTION HALL

With an oak style panel flooring, central heating radiator, loft access point, ceiling light point and with doors leading off;

#### PLEASANT SITTING ROOM WITH DINING AREA (AS PREFERRED) 18' 5" x 11' 8"

With an array of UPVC double glazed windows forming a "box bay" to the front, enjoying a distant view and providing for good natural illumination within this neutrally themed room. A feature pine fire surround includes a projecting hearth as well as a cast iron log burning stove. In addition there is a central heating radiator, provisions for a television, coving to the ceiling, two wall light points, two ceiling light points and suitable space for the arrangement of dining table, chairs and other furnishings as may be preferred.

#### WELL FITTED MODERN KITCHEN 10' 5" x 8' 10"

With a UPVC double glazed window to the rear and being furnished with a good range of gloss white cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting granite work surfaces and with an inset stainless sink having a mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the built-in stainless steel "four burner" gas hob which has a stainless steel cooker hood above with a glass frame surround. To one side there is a built-in electric double fan assisted oven with integrated grill. Integrated automatic washing machine, built-in and hidden larder fridge, and with one of the drawer units having a concealed breakfast bar which is revealed via a drawer hinge. There is also a tall drawer unit with wire shelving adjoining the built-in oven, and at eye-level wall mounted storage includes cupboards, display shelving and a plinth which incorporates downward lighting.

#### STUDY/HOME OFFICE 9' 0" x 8' 0"

With a variety of potential use, including that of a hobbies room or playroom, having a broad UPVC obscure double glazed window to the front, central heating radiator, ceiling light point and, to one corner, there is a hand wash basin part recessed into a double door vanity cupboard.

#### REAR GARDEN

May be approached from side gated access or alternatively from the kitchen. There is an initial patio area with external cold water tap, and wide block paved steps which lead down from the side approach. Raised borders have various plants and shrubs, with a path leading from the patio to adjoin a shaped principally level lawn and extending towards the rear boundary where there is both an ornamental pond and a timber summerhouse. This aspect is felt to complement the accommodation found within and also has a view to the right towards countryside and farmland.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





UPVC part double glazed door to the side, central heating radiator, coving to the ceiling and with an array of recessed ceiling lights.

Returning to the reception hall, doors continue to lead off;

**BEDROOM TWO/GUESTS BEDROOM 11' 9" x 8' 5"**

With a large UPVC double glazed window enjoying a view to the enclosed rear garden, and with a continuation of the oak style panel flooring from the reception hall. There is also a "walk-in" store cupboard/wardrobe, central heating radiator, coving to the ceiling and ceiling light point.

**BEDROOM THREE 10' 0" x 8' 10"**

A well proportioned third bedroom which has a UPVC double glazed window to the front with a distant view, and further has a central heating radiator, coving to the ceiling and ceiling light point.

**BATHROOM 7' 0" x 5' 8"**

With a UPVC obscure double glazed window to the side and appointed with a modern white suite to include a "P" shaped bath with both fixed head and hand held shower over, coupled with a complementary clear glazed shower screen and full height splashback tiling which forms a surround and continues to the hand wash basin which is part recessed into a double door vanity cupboard and has a low level WC to one side with an enclosed cistern. Fashionable "ladder styled" heated towel radiator, tiled floor and with recessed LED ceiling lighting.

Also from the reception hall, a square paned obscure glazed door opens to an ORNATE CARPETED SPIRAL STAIRCASE which leads down to the;

**LOWER GROUND FLOOR**

**PRINCIPAL BEDROOM/BEDROOM ONE 14' 9" x 11' 5" (when measured overall)**

Undoubtedly a FEATURE BEDROOM and one which favours a view to the rear garden via a large UPVC double glazed window. There are an array of fitted "white gloss" wardrobes which have a differing configuration within, including both hanging, drawer storage and shelving. Central heating radiator, provisions for a television and with recessed ceiling lighting.

**OUTSIDE**

Displaying an attractive, yet deceptive, external style, this is indeed a property which should deserve an internal viewing so that full appreciation can be given to the well considered layout. Set back behind a wide drive, there is a raised "low maintenance" foregarden with slate and specimen plants and shrubs, together with steps which rise to the side elevation providing an approach to the property's principal entrance. Also from the drive, an approach is granted to the;

**WIDE GARAGE 16' 0" x 11' 7"**

Which includes a garage door with a pedestrian door access, and includes a concrete floor, fluorescent ceiling strip light and a door which opens to;



**GENERAL INFORMATION**

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

**EPC**

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

**TENURE**

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**VIEWING**

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

**CONSUMER PROTECTION REGULATIONS 2008**

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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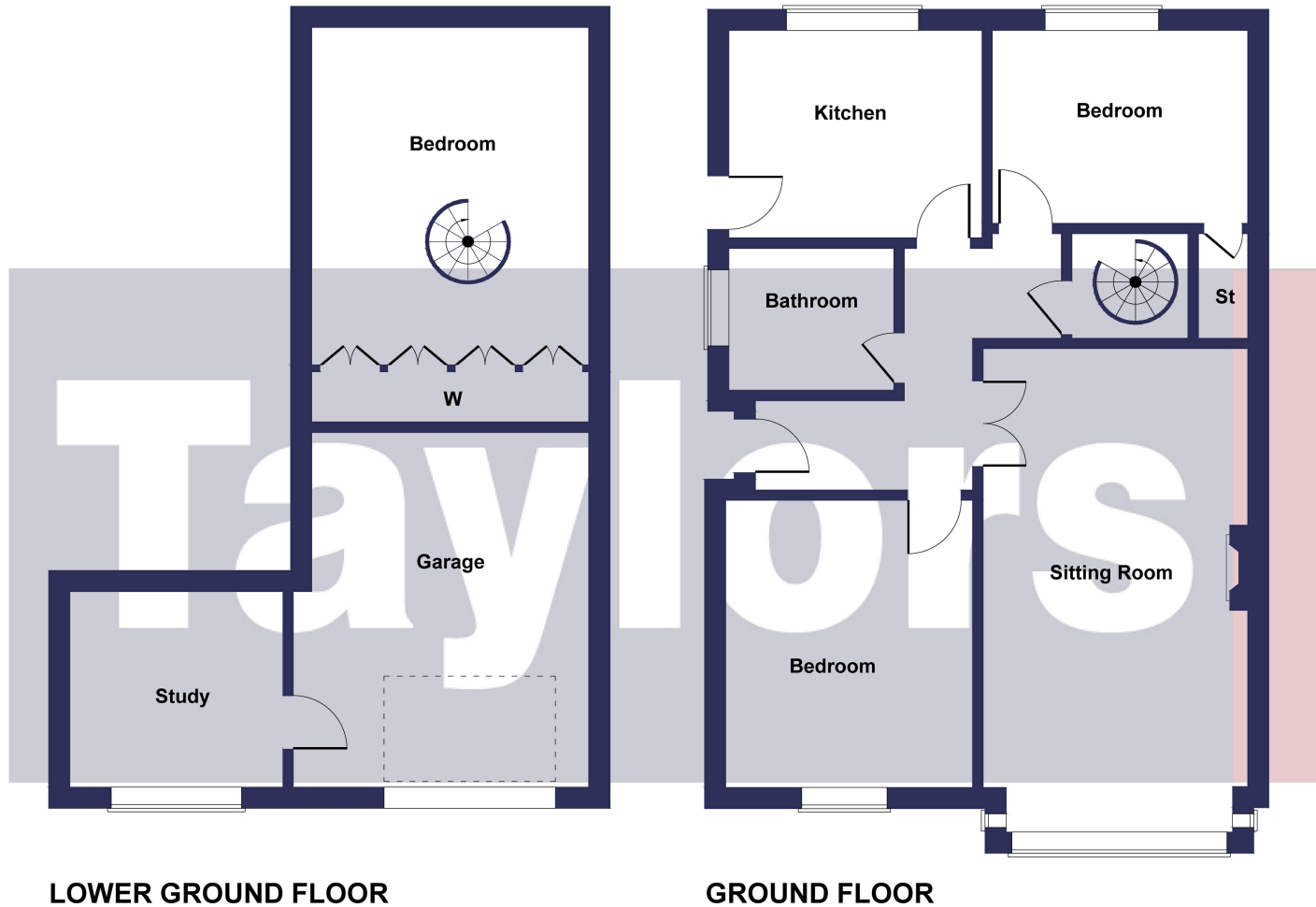
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**LOWER GROUND FLOOR**

**GROUND FLOOR**

**FOR GUIDE PURPOSES ONLY:**

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