



**WHITE HILL, KINVER,
SOUTH STAFFORDSHIRE DY7 6AN**





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This **BEAUTIFULLY PRESENTED AND THOUGHTFULLY IMPROVED, TWO BEDROOM, DETACHED BUNGALOW** is located in the popular village of Kinver, just 5 miles outside of Stourbridge. With gas central heating and double glazing, the accommodation, which is planned over one level, is seen to briefly comprise: **Reception Hall, Pleasant Sitting Room with Conservatory off, Refitted Breakfast Kitchen, Two Double Bedrooms and with a Modern Bathroom. Fore Garden, Drive and with an Enclosed Rear Garden. Council Tax Band D.**

In further detail;

THE ACCOMMODATION

A UPVC entrance door with inset ornate double glazing, opens to the;

RECEPTION HALL

A broad arrangement spanning just over 18 feet and one which achieves good natural illumination via two large UPVC diamond leaded double glazed windows. In addition there is a central heating radiator, coving to the ceiling, two ceiling light points and doors which radiate off;

PLEASANT SITTING ROOM 15' 0" x 13' 0"

With a large UPVC double glazed window to the side elevation providing good natural light into this neutrally themed reception room, and with a feature fireplace having a gently raised and projecting hearth together with a recessed "coal effect" electric heater. Central heating radiator, provisions for a television, coving to the ceiling, two wall light points and with a ceiling light point. A diamond leaded glazed door with adjoining diamond leaded glazed panels, continue to the;

CONSERVATORY 11' 4" x 6' 4"

An addition which includes tall UPVC double glazed windows and a UPVC double glazed door which view to the enclosed rear gardens (later mentioned). There is also a light wood styled laminate flooring and suitable space for the arrangement of either dining furnishings, or perhaps, additional seating.

OUTSIDE

Enjoying a setting in the established address known as White Hill, which leads from the bottom of Meddins Lane and extends out towards the countryside fringe, this attractive bungalow favours a walled front with a tidy fore garden and an adjoining driveway. There is ample parking and a small carport which includes a sheltered approach to the principal front entrance. Side access continues to the:

LOVELY REAR GARDEN

With an initial side patio and lawned gardens beyond that widens behind the conservatory. This is a level aspect, which enjoys enclosure from timber fencing and has a timber garden shed. Indeed, a pleasant aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Also from the sitting room a door opens to the;

REFITTED KITCHEN 11' 0" x 7' 10"

With a large UPVC double glazed window to the rear and being furnished with a range of "shaker styled" cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting work surfaces and with an inset stainless steel sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in cooker arrangement" which includes a "Zanussi" ceramic hob with electric fan assisted oven below and with an overall concealed cooker hood located within a range of wall mounted cupboards. Suitable space and plumbing for an automatic washing machine, space for a tall fridge/freezer as may be preferred and with a variety of fitted pantry cupboards providing for excellent general purpose storage space. UPVC part obscure double glazed door to the side and with a fluorescent ceiling strip light.

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

BEDROOM ONE 11' 9" x 11' 0"

With a UPVC square paned styled double glazed bow window to the front, built in double wardrobe with double cupboard above, central heating radiator, coving to the ceiling and with a ceiling light point.

BEDROOM TWO 11' 1" x 9' 0"

Enjoying a dual aspect with a UPVC diamond leaded double glazed window to the side and with a square paned styled UPVC double glazed bow window to the front. Central heating radiator, coving to the ceiling and with a ceiling light point.

MODERN BATHROOM 7' 8" x 7' 5" (when measured at widest points)

With a UPVC obscure double glazed window to the side and appointed with a white suite to include bath with shower over, complementary clear glazed shower screen and with full height splashback tiling forming a surround to the bath, which continues at part height to the hand wash basin which is recessed into a double door vanity cupboard, and to the side has a low level WC with enclosed cistern. Fashionable "ladder styled" heated towel radiator, oak styled vinyl flooring, extractor fan, ceiling light point and with a discreet AIRING CUPBOARD housing the Vaillant gas fired self-condensing combination boiler system.



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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.

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VIEWING

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

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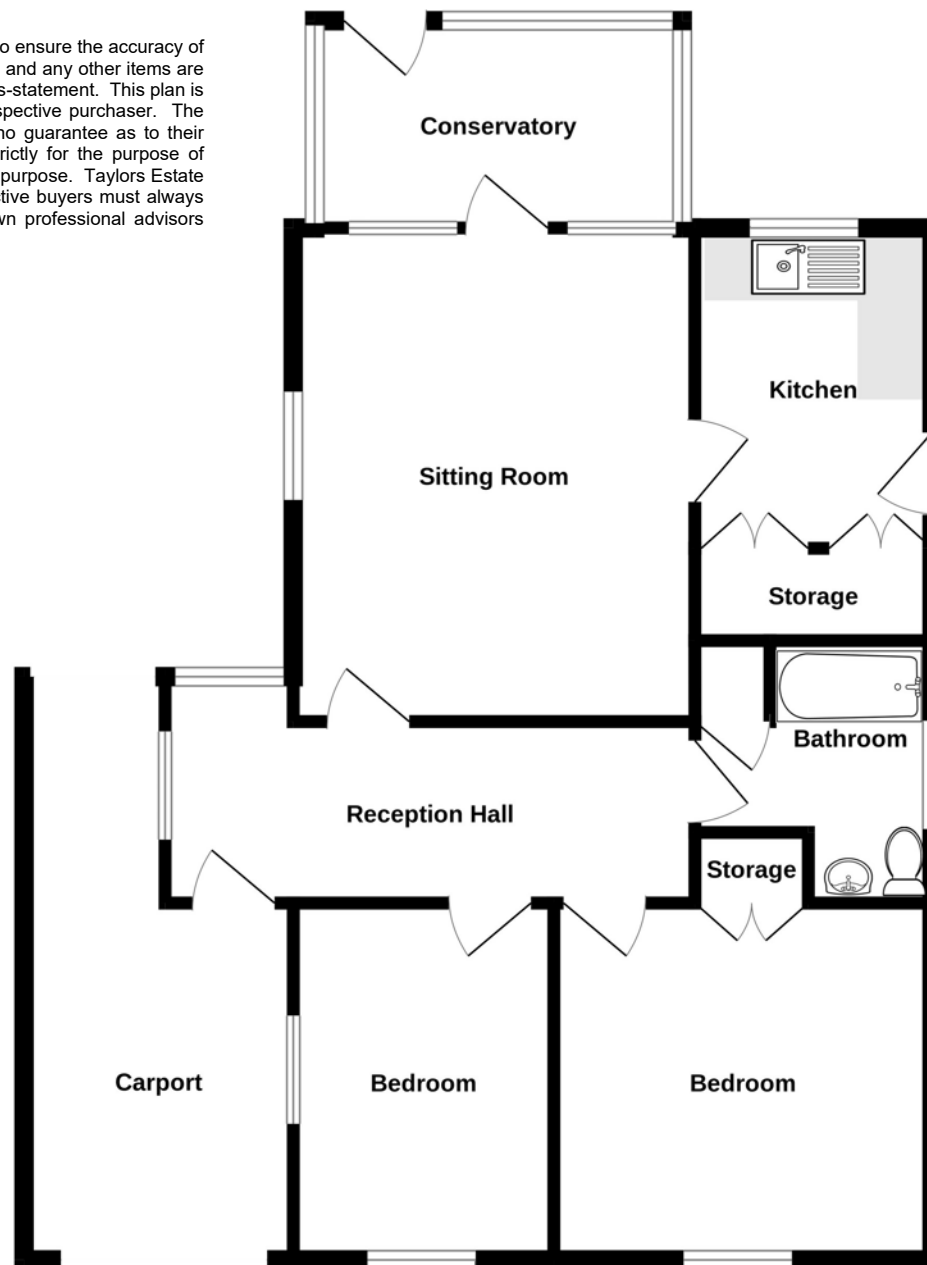
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