



**KINVER MOUNT, COMBER GROVE,  
KINVER, SOUTH STAFFORDSHIRE DY7 6EY**







# KINVER MOUNT, COMBER GROVE, KINVER, SOUTH STAFFORDSHIRE DY7 6EY

**A BEAUTIFULLY SITUATED, TWO BEDROOM, FIRST FLOOR APARTMENT** at this sought after, Kinver Mount development. Not far from the shops and amenities of Kinver Village itself, this well presented apartment comprises; Intercom Entry, LIFT or stairs access to the Apartment's Own Entrance Door, Spacious Hall, Sitting Room with Defined Dining Room Area with Juliette Balcony and having wonderful views on two aspects, Kitchen, Bathroom and Two Double Bedrooms, the Master Bedroom having an ENSUITE SHOWER ROOM. With Immaculate Communal Gardens and Grounds and with an Allocated Parking Space, which is situated within a Gated Parking Area. **NO UPWARD CHAIN.** Lease is 125 years from 2002. We understand the Annual Service Charge to be £1,812.00 and the Annual Ground Rent to be £250.00.



Kinver Mount development can be found just off Comber Grove, which is just a short distance from the heart of Kinver Village. Having wonderful views from two aspects looking in the direction of Kinver Edge, the apartment has the benefit of countryside and village life, while still having amenities close at hand. There are endless stunning walking routes close by, as well as a good range of interesting coffee shops, restaurants and other facilities including doctors, dentist, butcher, baker, grocer, convenience store and library etc all within this historical village.

To enter the apartment you approach the main communal door, which leads you to a communal foyer. This attractive communal space has a LIFT and also stairs which give access to the FIRST FLOOR, where this apartment can be found. Number 9 has a further shared enclosed entrance lobby on the first floor.

On the first floor a locked cupboard can be found in the communal hall for additional storage and for use by residents.

The apartment is well presented throughout and comprises:-

An entrance door opens to:-

### SPACIOUS HALL

A generous hall with doors leading off to each room and having the door entry intercom receiver, three ceiling light points and central heating radiator.

### CLOAK CUPBOARD

Located within the hall, a useful and good size cupboard for cloakroom storage.

### AIRING CUPBOARD

Housing the Central Heating System (replaced 2022).

To the front of the development is a coded gate, which provides a convenient pedestrian access to Kinver Village shops and amenities.

### ALLOCATED PARKING SPACE

Number 9 has a parking space which is situated behind the wrought iron gates. From the enclosed car park area there is a side door into the development, which gives direct access to the main communal ground floor foyer.

The Selling Agents would like to highlight that this is a development with no age restriction and of interest to a varying range of buyers. The apartment should prove of interest to those looking for low maintenance and secure living in beautiful village surroundings. An internal viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(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	



#### “L” SHAPED SITTING ROOM WITH DEFINED DINING ROOM AREA

This L shaped room has been measured at the overall widest points 21'3" x 17'3"

A lovely combined space with feature large double glazed french doors, with adjoining double glazed windows either side and having a Juliette balcony viewing onto the rear gardens. There is a further double glazed window viewing to the side elevation. There is a gas fire with a stone coloured mantel and surround and complimentary marble effect back panel and hearth. There are aerial provisions, two central heating radiators and decorative coving to the ceiling.

#### KITCHEN 9'9" X 8'7" (Widest Points)

Being appointed with light wood style units. As you enter the kitchen in front of you there is an integrated “slimline” dishwasher with an adjoining base storage cupboard, surmounted over a contrasting work surface with an inset one and a half bowl sink and drainer unit with mixer tap over. There is space and plumbing for a washer/dryer. At eye level there are two wall storage cupboards, having under cabinet lighting. To the right hand wall, the work top continues and below are a good range of storage drawers. Inset above is a five burner Smeg gas hob with Smeg extractor above. There are also two further wall storage units. The built in cooker arrangement is complete with Smeg double oven, having an integrated grill and with a storage drawer below. Above the ovens is useful display shelving. On the left hand wall you will find the integrated fridge and integrated separate freezer and a further useful base storage cupboard. There are recessed ceiling spot lights, a central heating radiator and vinyl floor covering.

#### BEDROOM ONE 13'3" x 10'4" measured from wardrobes (Widest Points)

With a double glazed window to the side elevation, built in wardrobe with double opening doors, aerial point, central heating radiator and ceiling light point.

#### ENSUITE SHOWER ROOM 7'8" x 6'7" (Widest Points)

Having a fully tiled shower enclosure with rainfall shower within, the tiling then continues at half height to the low level w.c. and pedestal wash hand basin. There is a useful mirrored wall mounted storage cabinet, three ceiling spot lights and a ladder style radiator.

#### BEDROOM TWO 10'10" x 10'2" (Widest Points)

With a double glazed window to the side elevation, aerial point, central heating radiator and ceiling light point.

#### DELIGHTFUL PRINCIPLE BATHROOM 7'7" x 5'11" (Widest Points)

Having a bath with shower over and full height tiling around, with the tiling extending to half height behind the pedestal wash hand basin and low level w.c. There is a ladder style radiator, useful mirrored storage cabinet and three ceiling spot lights.

#### OUTSIDE

Surrounding Kinver Mount are immaculate gardens and grounds. Within the rear garden is a table and seating area for communal use and an array of mature plants, trees and shrubs.

#### MISREPRESENTATION ACT 1967

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#### 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 **LEASEHOLD** 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. **The fitted carpets, blinds, curtains, and light fittings are included.** 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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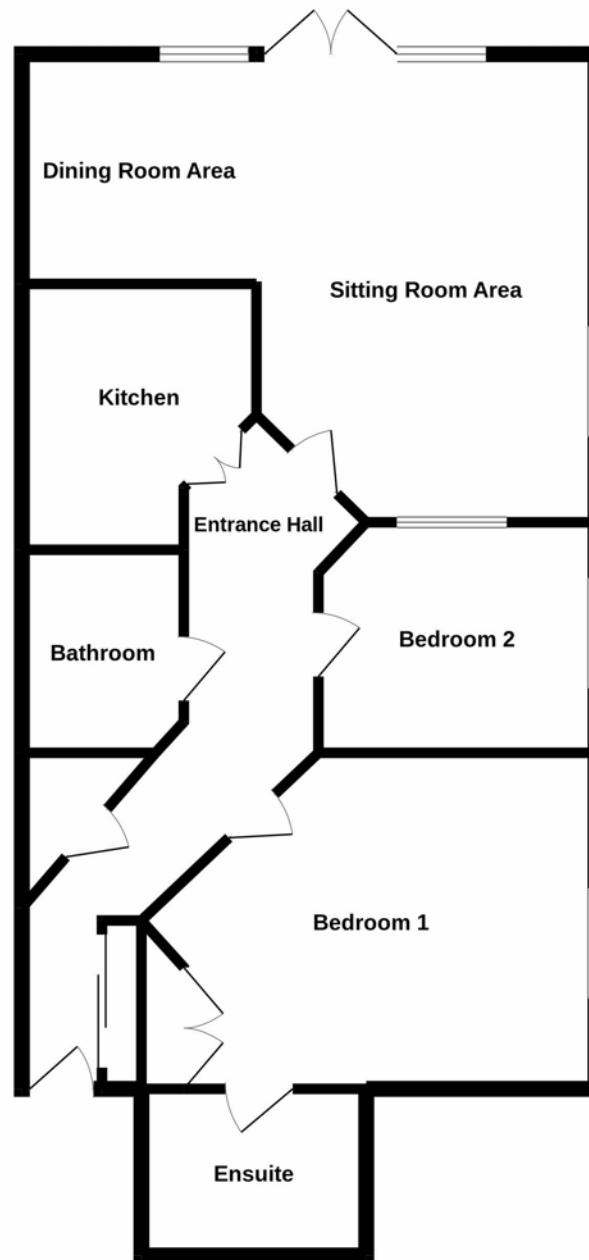
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