



**HUNTSMANS DRIVE, KINVER,
SOUTH STAFFORDSHIRE DY7 6BA**



Taylor's

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Delightfully situated to form part of this popular village location, this **RATHER DECEPTIVE, THREE/FOUR BEDROOM, DETACHED HOME** will require an internal viewing so to fully appreciate the excellent layout which has a **CONTEMPORARY STYLE**. Attention is drawn to the ground floor layout which has **OPEN PLAN LIVING TO AN IMPRESSIVE FULLY FITTED KITCHEN**, yet with an additional ground floor bedroom/home office with a variety of potential use. The finish throughout the property is to a **HIGH STANDARD** and at the rear there is a patio garden which has been designed for low maintenance. Overall a home which combines an excellent layout with a high standard of appointment in an extremely desirable location. The house is networked with internet and digital aerial connections. The property was constructed in 2022 and has the remainder of a 10 year Insurance Policy with Accelerant. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC B.



In further detail the THOUGHTFULLY PLANNED accommodation is seen here to briefly comprise;

GROUND FLOOR

A composite front entrance door with inset double glazing and adjoining double glazed panel, opens to the;

RECEPTION HALL

With an attractive engineered oak panel flooring, stairs which lead off and rise to the first floor accommodation (later mentioned), central heating radiator, mains connected smoke alarm, recessed ceiling lighting and with oak veneer doors radiating off;

CLOAKS/BROOM CUPBOARD

Provides for excellent general purpose storage space. There is a recessed ceiling light, power point and engineered oak flooring.

GUESTS CLOAKROOM

Appointed with a white low level WC which has an integrated hand wash basin above the cistern, and is complemented by attractive part height wall tiling. There is an engineered oak panel flooring, central heating radiator, extractor fan and recessed ceiling lighting.

OPEN PLAN SITTING ROOM WITH DINING AREA (also open plan to the contemporary kitchen)

Arranged in three defined "zones" and all being presented with a neutral theme, which, in further detail, is seen to comprise;

SITTING ROOM AREA WITH DINING AREA 20' 9" x 10' 2"

With the sitting area having a UPVC double glazed window to the front, attractive engineered oak panel flooring, central heating radiator, provisions for a wall mounted television, ceiling light point and being OPEN PLAN to the DINING AREA which has double glazed double opening French styled doors and adjoining double glazed panels viewing to the enclosed patio garden, and further presents ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. There is a ceiling light point, mains connected smoke alarm and an OPEN APPROACH to the;

WALK-IN LINEN CUPBOARD 6' 0" x 4' 0"

Approached off the landing and providing for excellent general purpose storage space. There is a central heating radiator, network cabling provision (for a router/broadband), recessed ceiling lighting and this space also houses the wall mounted gas fired boiler system.

OUTSIDE

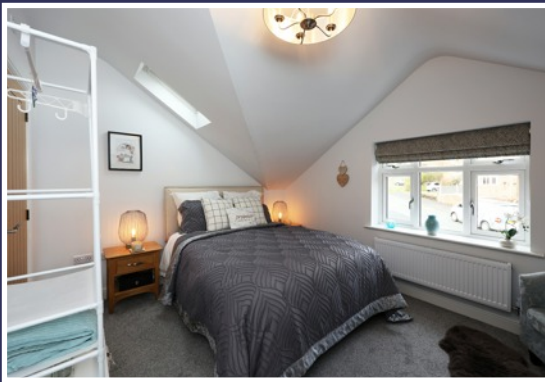
This is undoubtedly a home which displays a DECEPTIVE EXTERNAL STYLE and is considerably more than what may initially be envisaged. Therefore, the selling agents would strongly recommend an internal viewing. The attractive styling of the property is complemented by a broad BLOCK PAVED DRIVEWAY which facilitates parking space, EV charging point, outside tap, as well as an approach to the property's principal front entrance.

REAR PATIO GARDEN

An aspect which has been landscaped with easy maintenance in mind, with a significant patio area creating an ideal space for garden pots and tubs, and for external dining when the weather allows. There are steps down to a lower garden area and enclosure from timber fencing. There is also side gated access and external power. In addition you will find a useful outside tap and outside lighting to front, side and rear. Once again, this is an aspect of the property which is planned for low maintenance and the selling agents would also wish to note the distant views towards Kinver Edge and St Peter's Church.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		93
(92+)	B	83	
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			



CONTEMPORARY STYLE KITCHEN 15' 1" x 12' 4"

With a UPVC double glazed window to the rear and being furnished with an excellent range of shaker styled "two tone" cupboard fronted units. The base cupboards and drawers are surmounted by oak styled work surfaces and include a one and a half bowl white enamel sink and drainer having mixer tap over with instant hot water function. Integrated appliances include an electric "induction" hob with "copper coloured" circular floating cooker hood over, double oven with microwave above, fridge/freezer, wine cooler, full sized integrated dishwasher and integrated washer/dryer. Wall mounted cupboards have underlighting to the work surfaces below, whilst providing for additional valuable storage. Engineered oak panel flooring, central heating radiator, extractor fan and with recessed ceiling lighting.

From the reception hall doors continue to lead off;

OCCASIONAL ROOM/HOME OFFICE/BEDROOM FOUR 10' 8" x 8' 0"

With a variety of potential use, this flexible room could amply provide for a home office or, perhaps, a fourth bedroom. There is a UPVC double glazed window to the front, central heating radiator, provisions for a wall mounted television and ceiling light point.

FIRST FLOOR

Also from the hall stairs rise to the;

FIRST FLOOR LANDING

With mains connected smoke alarm, recessed ceiling lighting and with oak veneer doors leading off;

BEDROOM ONE 14' 10" x 14' 7" (at widest points)

With a UPVC double glazed window to the front, central heating radiator, provisions for a wall mounted television, ceiling light point and with additional natural illumination from a double glazed skylight window. Door to;

ENSUITE

Appointed in white with complementary wall tiling to include a broad shower enclosure with fixed head and hand held shower, pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator, extractor fan, amtico flooring and with recessed ceiling lighting.

BEDROOM TWO 11' 6" x 10' 5"

With two double glazed Velux skylight windows providing for excellent natural illumination within this neutrally themed room, and with a UPVC double glazed window to the side elevation. Central heating radiator, television connection point and with a ceiling light point.

BEDROOM THREE 10' 10" x 8' 6"

With two double glazed Velux skylight windows, additional UPVC double glazed window to the side elevation, central heating radiator, television connection point and ceiling light point.

PRINCIPAL SHOWER ROOM 8' 2" x 7' 8" (at widest points)

With a double glazed Velux skylight window and appointed with a white contemporary style suite complemented by attractive tiling, to include an easy approach wide shower which has both a fixed head and hand held shower within, together with low level WC and a "bowl style" hand wash basin which sits upon a raised vanity drawer unit. Fashionable "ladder styled" heated towel radiator, extractor fan, amtico flooring and with recessed ceiling lighting.



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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.

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

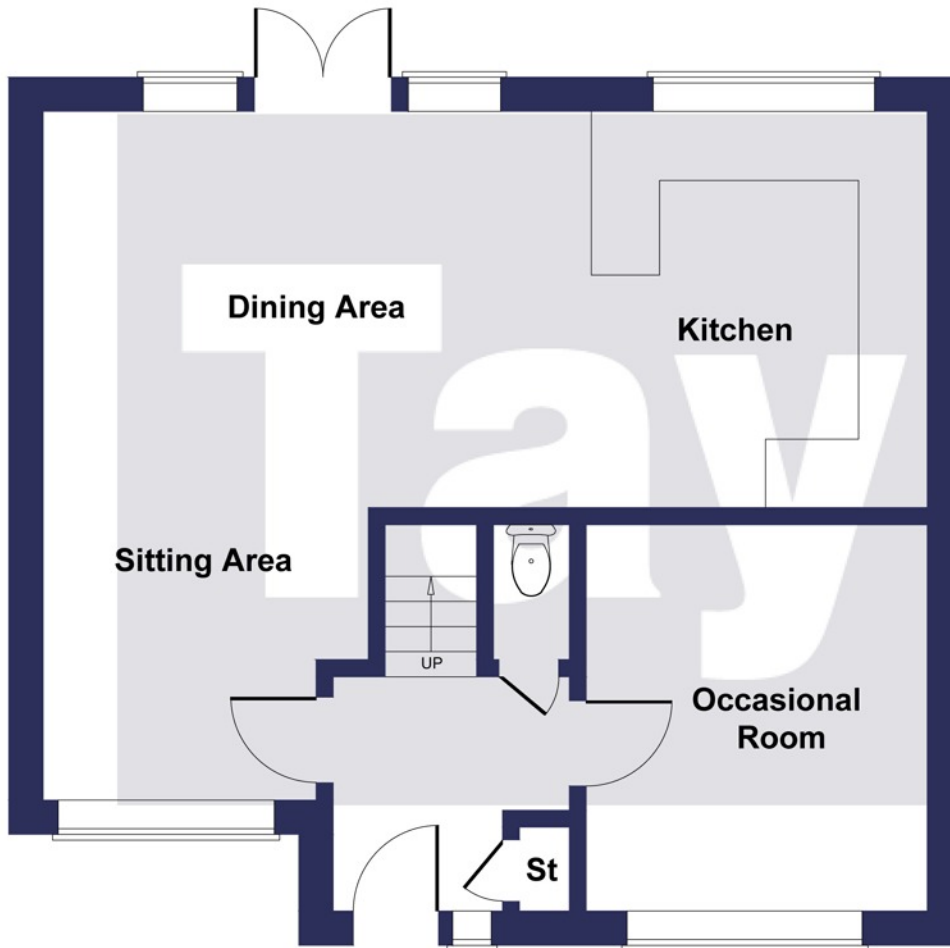
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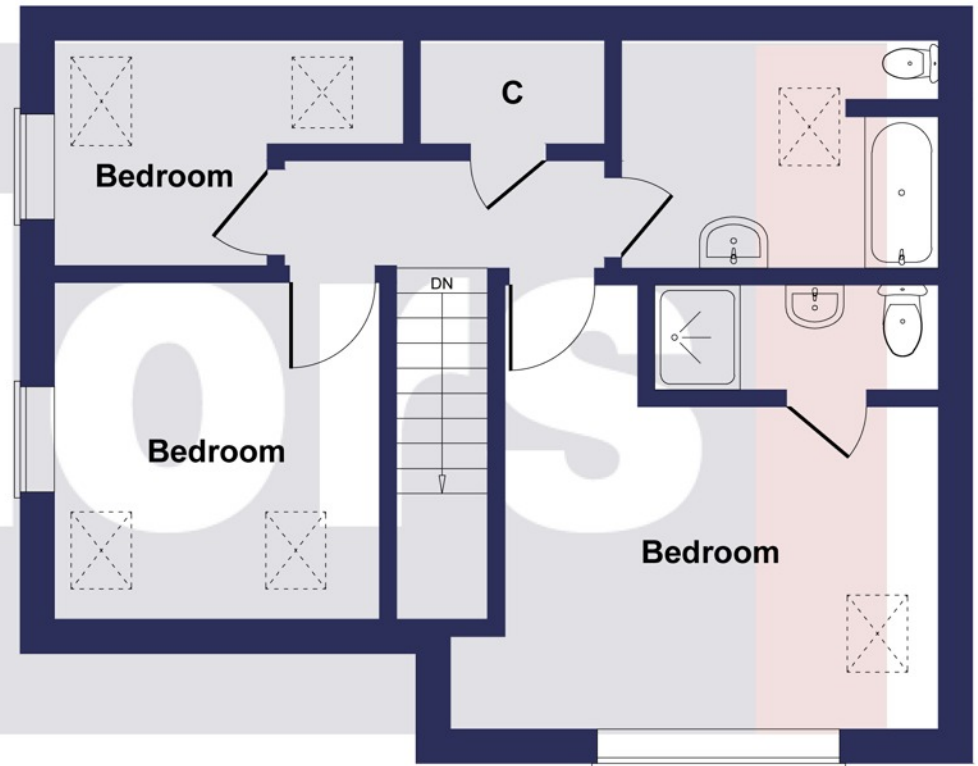
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MISREPRESENTATION ACT 1967

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GROUND FLOOR



FIRST FLOOR

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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