



**COMPTON, KINVER,  
SOUTH STAFFS DY7 5NN**



# Taylor's

## COMPTON, KINVER, SOUTH STAFFS DY7 5NN



Just on the fringes of Kinver, this **RATHER SUBSTANTIAL AND THOUGHTFULLY PLANNED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME** should appeal to those seeking a rural lifestyle without being in a rural setting. With the village and renowned National Trust Kinver Edge nearby, together with great schooling, this is a home to be viewed early to avoid disappointment. Planned over two floors with central heating and double glazing, the accommodation comprises: Porch, Reception Hall, Guests Cloakroom, Family Room, Large Principle Sitting Room, Dining Room, **IMPRESSIVE KITCHEN** with Breakfasting Area, Landing, **MASTER BEDROOM** with balcony and Generous **ENSUITE**, Three Further Bedrooms and House Bathroom. Gated Pebbled Drive, Lengthy Garage having rear Utility Area and with a Lovely Rear Garden. Tenure: Freehold. Construction: Brick/Tiled Pitched Roof (Some flat to side and rear). Services: All Mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band F. EPC E.

In further detail the **THOUGHTFULLY IMPROVED AND EXTENDED** accommodation, is seen here to comprise;

### GROUND FLOOR

A composite front entrance door with inset double glazing opens to the;

#### WIDE PORCH 11' 3" x 3' 5"

With a large UPVC square leaded double glazed window to the front, practical tiled floor, wall light point and with a UPVC square leaded obscure double glazed door continuing to the;

#### RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), tiled floor, central heating radiator, coving to the ceiling, ceiling light point and with oak doors leading off;

#### GUESTS CLOAKROOM

With a UPVC square leaded obscure double glazed window and appointed with a white suite to include low WC and a wall mounted hand wash basin with tile splashback. Continuation of the tiled floor from the reception hall, central heating radiator and with a ceiling light point.

#### SITTING ROOM 17' 1" x 10' 10"

With a large UPVC square leaded double glazed window to the front and with additional natural illumination achieved from UPVC double glazed double opening "French style" doors and adjoining UPVC double glazed panels which view to the rear gardens. In addition there is a feature fireplace with gently raised and projecting hearth together with a recess suitable for an open fire. Central heating radiator, provisions for a television, coving to the ceiling and with three wall light points.

Returning to the reception hall a further part glazed oak door provides an approach to the;

#### DINING ROOM 13' 7" x 11' 9" (when measured at widest points)

With a UPVC double glazed window viewing to the rear garden and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred.

Splashback boarding creates a surround to the shower area yet full height splashback tiling extends to all walls and forms a surround to the low level WC and to the "his and hers" hand wash basins which sit upon an oak vanity unit having toiletry cupboard and drawer storage within. Broad towel radiator, thoughtfully positioned ceiling extractor with integral light, recessed ceiling lighting and with a conventional ceiling light point.

#### BEDROOM TWO 12' 1" x 11' 10" (when measured at widest points)

With a UPVC square leaded double glazed window to the front favouring a view across Compton to farmland fields, and further with a central heating radiator, provisions for a television, coving to the ceiling and ceiling light point.

#### BEDROOM THREE 12' 1" x 12' 10" (when measured into the door recess)

With a UPVC square leaded double glazed window to the front, central heating radiator, coving to the ceiling and with a ceiling light point.

#### BEDROOM FOUR 9' 2" x 8' 0"

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and with a ceiling light point.

#### HOUSE BATHROOM 7' 4" x 7' 1"

With a UPVC obscure double glazed window to the rear, and appointed with a white suite to include a "P" shaped Whirlpool style bath with curved shower screen and with a hand held shower over. Full height splashback tiling forms a surround and continues to the low level WC and to the pedestal wash hand basin. Courtesy mirror with wall light over including shaver connection socket, cathedral styled radiator with towel rail surround, and with a ceiling light point.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F	45	
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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There is a continuation of the tile floor from the reception hall, central heating radiator, coving to the ceiling, ceiling light point and with a cast iron stove set within a chimney breast which includes a quarry tiled hearth, and is also visible from the;

#### PRINCIPAL SITTING ROOM 16' 7" x 13' 2"

Which is approached from the dining room via a part glazed oak door and has a broad UPVC square leaded double glazed bow window to the front which favours views across Compton towards farmland fields and countryside. In addition there is a central heating radiator, provisions for a wall mounted television, coving to the ceiling, four wall light points and with two recessed ceiling lights.

Also from the dining room, an open archway extends into a;

#### REAR HALL AREA 7' 3" x 7' 0"

Which has UPVC double glazed double opening doors to the rear garden, together with a UPVC double glazed window to the side. Central heating radiator, tiled floor, coving to the ceiling and with a broad arch continuing to the;

#### GENEROUS FAMILY BREAKFAST KITCHEN 20' 6" x 13' 3"

Undoubtedly of notable appeal with a UPVC double glazed window to the rear and being furnished with an excellent range of oak cupboard fronted units, with the base cupboards and drawers being surmounted by stone resin contrasting work surfaces which include a recess to behold the white enamel double bowl sink which has a mixer tap over. In addition there is broad space for a range style cooker with glass splashback rising to a "Rangemaster" canopy hood, suitable space and plumbing for a dishwasher, and suitable space for an American style fridge/freezer. Tall double door pantry cupboard with additional cupboard storage above, and to a far wall there is further tall storage having a differing configuration within and with a CENTRAL ISLAND having a stone resin work surface and a variety of both cupboard drawer and basket storage within. Ample space for the arrangement of breakfasting table and chairs, central heating radiator, tiled floor, three ceiling light points and with a door to the garage (later mentioned).

#### FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

#### LANDING

With a UPVC double glazed window viewing to the rear garden and to countryside and farmland on the horizon. There is a central heating radiator, coving to the ceiling, two wall light points and oak doors which radiate off;

#### LARGE PRINCIPAL BEDROOM/BEDROOM ONE 16' 3" x 13' 3"

With UPVC double glazed panels either side of a UPVC double glazed door which opens to an external balcony which is framed by wrought iron railings and captures a wonderful countryside view. Two central heating radiators, coving to the ceiling, provisions for a wall mounted television, coving to the ceiling, ceiling light point and with a WALK-IN WARDROBE which includes an array of shelving and hanging rails. An oak door opens to;

#### SPACIOUS ENSUITE 8' 10" x 8' 6"

With a UPVC square leaded obscure double glazed window to the front and appointed with a modern white suite to include a BROAD LOW LEVEL SHOWER TRAY with large clear glazed screen and with both a fixed head and hand held shower within.

#### 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 affect 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.

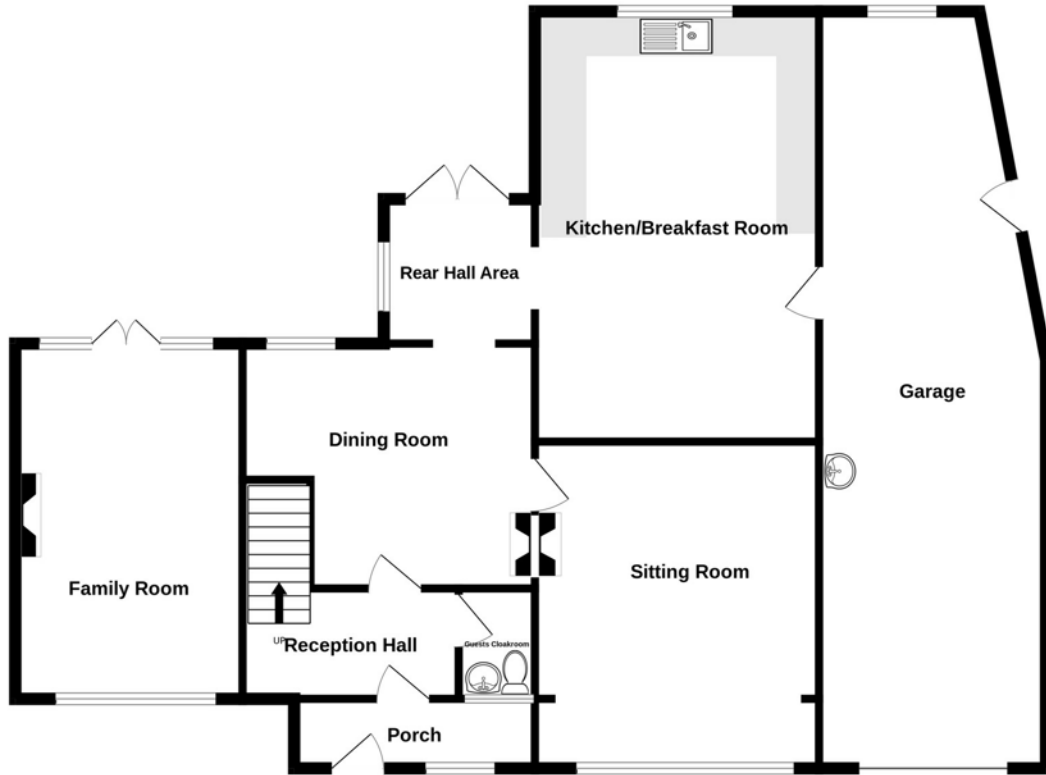
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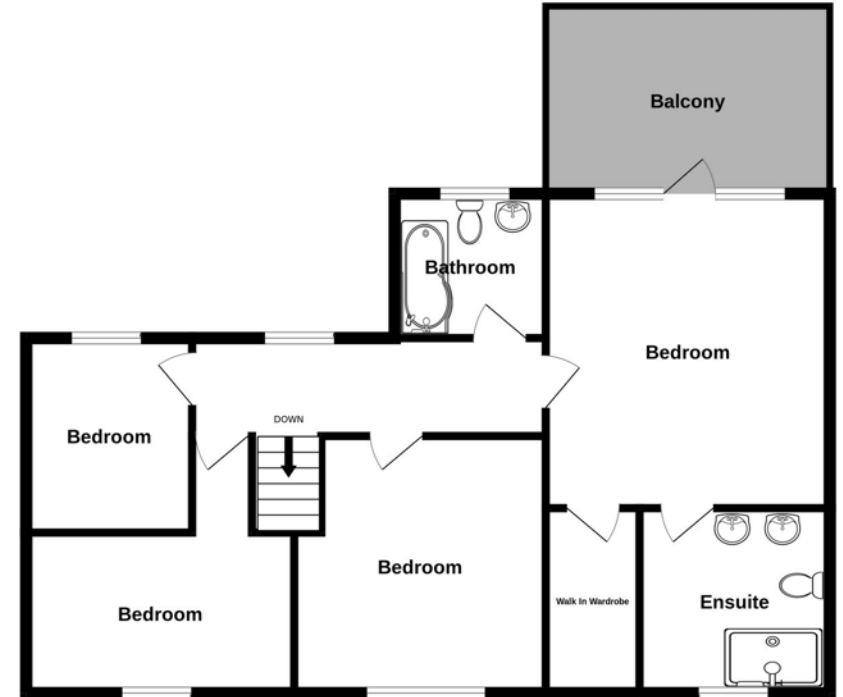
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Ground Floor



1st Floor



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