



**Taylors**



# Huntsmans Drive, Kinver, Nr Stourbridge, DY7 6BA

3 1 1





Situated in a highly desirable village location, this well-presented, three-bedroom, semi-detached family home boasts a large rear garden and offers excellent living space.

The property is set back behind a large frontage, which includes a wide pebbled driveway and a fore garden, providing ample off-road parking. Upon entry, you are greeted by a welcoming hall with stairs leading to the first floor. The pleasant sitting room, which is of a good size, features a conservatory off, offering additional living space that overlooks the garden.

The lovely combined dining kitchen provides an ideal space for family meals and entertaining. Upstairs there are three well-proportioned bedrooms, and a modern bathroom, which is both stylish and functional, completes the internal layout.

Externally, the property benefits from a thoughtfully landscaped rear garden, which has been designed with outdoor living in mind. It includes decking, a generous patio area, and well-maintained lawns, creating the perfect space for relaxation and outdoor activities.

This family home offers an excellent opportunity for those seeking a comfortable, spacious property in a sought-after location. We highly recommend an internal viewing to fully appreciate all that this home has to offer.

Tenure: Freehold. Construction: Standard. 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 B. EPC D.

**Entrance Hall** - 1.4m x 1.02m (4'7" x 3'4")

**Kitchen** - 5.36m x 3.86m (17'7" x 12'8") At widest points

**Living Room** - 5.38m x 3.15m (17'8" x 10'4") At widest points

**Conservatory** - 2.84m x 2.74m (9'4" x 9'0") At widest points

**First Floor Landing** - 3.05m x 2.74m (10'0" x 9'0") At widest points

**Bathroom** - 3.12m x 1.7m (10'3" x 5'7")

**Bedroom One** - 3.53m x 3.15m (11'7" x 10'4") At widest points

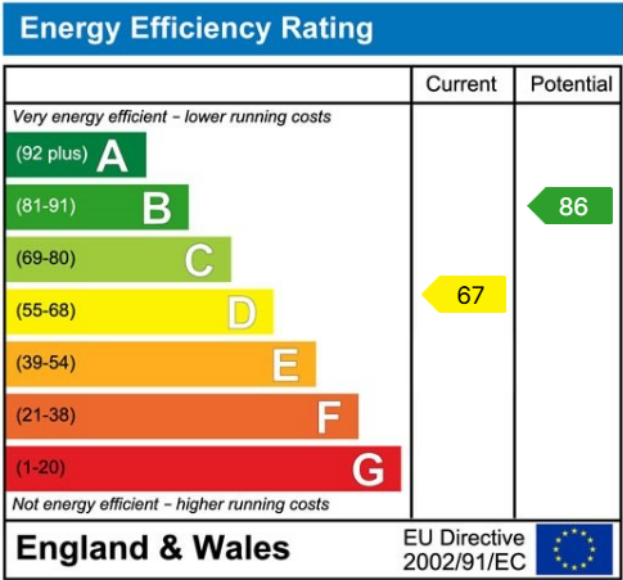
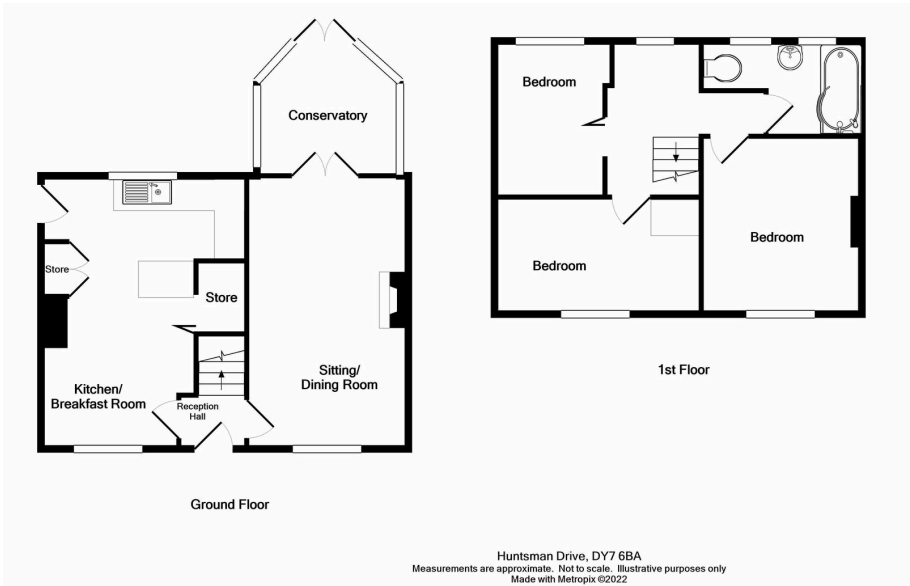
**Bedroom Two** - 3.81m x 2.29m (12'6" x 7'6") At widest points

**Bedroom Three** - 3.05m x 1.98m (10'0" x 6'6") At widest points





- LARGE REAR GARDEN
- MODERN FITTED BATHROOM
- GOOD SIZE LIVING ROOM
- VILLAGE LOCATION
- DRIVEWAY PARKING
- DINING KITCHEN
- NO UPWARD CHAIN



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.