



**Taylors**



# The Compa, Kinver, Stourbridge, DY7 6HS

3 1 2





Located in the highly sought-after village of Kinver, this charming three-bedroom cottage combines traditional character with a peaceful, countryside lifestyle.

The ground floor comprises an entrance hall, guest cloakroom with a separate WC, dining room, a well-equipped kitchen and living room, complete with a log burner, adding warmth and character to the home. On the first floor, a landing leads to three well-proportioned bedrooms, with the master benefiting from an en-suite. A modern family bathroom serves the remaining bedrooms.

A distinctive feature of this property is the stairs leading up to the beautifully landscaped garden, which offers far-reaching views. The garden provides an ideal space for outdoor dining and leisure, and includes a detached garden room. The property also benefits from double gates leading to a driveway providing parking to the side of the cottage, along with caves to the rear. With its unique charm and enviable location, this cottage offers an exceptional opportunity to own a character-filled home in one of Kinver's most sought-after areas. Early viewing is recommended to fully appreciate all this property has to offer.

**AGENTS NOTE:** The current fencing does not reflect the same as the title plan and prospective buyers will need to acknowledge that this will need to be moved.

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 E. EPC E.

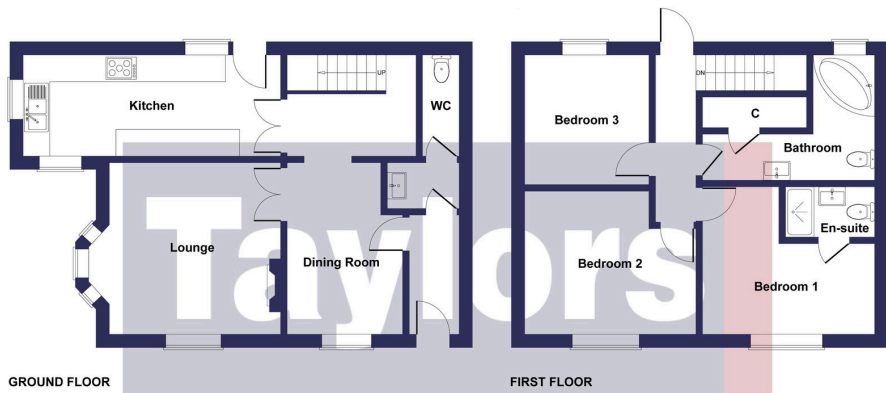
**Entrance Hall** - 2.77m x 1.04m (9'1" x 3'5") At widest points  
**Dining Room** - 3.89m x 2.57m (12'9" x 8'5") At widest points  
**Guests Cloakroom** - 1.6m x 1.14m (5'3" x 3'9")  
**Separate WC** - 2.26m x 0.71m (7'5" x 2'4") At widest points  
**Internal Hallway** - 2.97m x 1.37m (9'9" x 4'6") At widest points  
**Kitchen** - 5.72m x 2.36m (18'9" x 7'9") At widest points  
**Living Room** - 3.89m x 3.76m (12'9" x 12'4") At widest points  
**First Floor Landing** - 3.78m x 1.27m (12'5" x 4'2")  
At widest points  
**Bedroom One** - 3.73m x 3.53m (12'3" x 11'7") At widest points  
**Ensuite** - 1.98m x 1.02m (6'6" x 3'4") At widest points  
**Bedroom Two** - 3.35m x 3.2m (11'0" x 10'6") At widest points  
**Bedroom Three** - 2.87m x 2.87m (9'5" x 9'5") At widest points  
**Bathroom** - 3.76m x 2.13m (12'4" x 7'0") At widest points  
**Garden Room** - 4.27m x 2.29m (14'0" x 7'6") At widest points



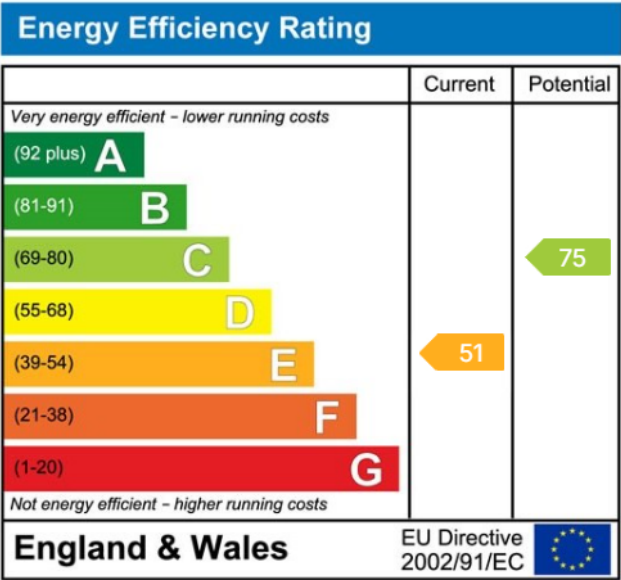




- DETACHED COTTAGE
- OFF ROAD PARKING
- LARGE REAR GARDEN
- THREE BEDROOMS
- VILLAGE LOCATION



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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