



Taylors

Kinver Mount, Comber Grove, Kinver, Nr Stourbridge, South Staffordshire, DY7 6EY

Guide Price £315,000

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In an exclusive development known as Kinver Mount, this TRULY EXCEPTIONAL, TWO-BEDROOM LUXURY APARTMENT enjoys a fantastic setting just a short distance from village amenities. Countryside and farmland are in view, together with St Peter's Church. This is a home worthy of internal viewing for the more discerning buyer.

Offered 'for sale' with the advantage of NO UPWARD CHAIN, and with a host of quality features and appointments, the selling agents would wish to draw attention to the high standards on offer, which include a REFITTED CONTEMPORARY STYLED KITCHEN which has a host of integrated appliances, and to the ENSUITE which leads off the principle bedroom.

This is a great opportunity for those seeking a 'turn-key home' in a popular village or those looking for a 'lock up and go' option. Although professionals will find tranquillity in the setting, to enable a peaceful home-working environment.

Planned with double glazing and an electric water-filled radiator heating system, the accommodation is tastefully decorated throughout, to comprise: Reception Hall, L Shaped Sitting Room with a Defined Dining Area and Juliette styled balcony, SUPERB REFITTED CONTEMPORARY STYLED KITCHEN, Principle Bedroom with ENSUITE, Further Bedrooms and Reappointed Shower Room.

Allocated drive parking space beyond wrought iron automatic gates, visitor parking, security intercom-controlled entrance foyer, landscaped and maintained gardens, all added to the efficiency and appeal of this luxury home.

Tenure: Leasehold. Annual Ground Rent £250. Annual Service Charge £1,920. Construction: Purpose built. Services: Mains electricity, water and drainage. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E. EPC C.

Reception Hall

Sitting Room with Defined Dining Area - 6.5m x 5.33m (21'3" x 17'5") (Max)

Superb Refitted Kitchen - 3.03m x 2.66m (9'11" x 8'8")

Bedroom One - 3.23m x 3.18m (10'7" x 10'5")

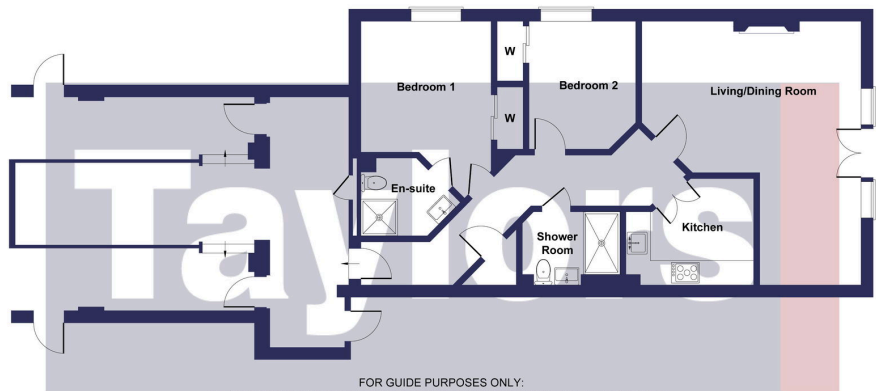
Ensuite Shower Room - 2.24m x 1.88m (7'4" x 6'2") (Max)

Bedroom Two - 3.14m x 2.62m (10'3" x 8'7")

Shower Room - 2.36m x 1.83m (7'8" x 6'0")

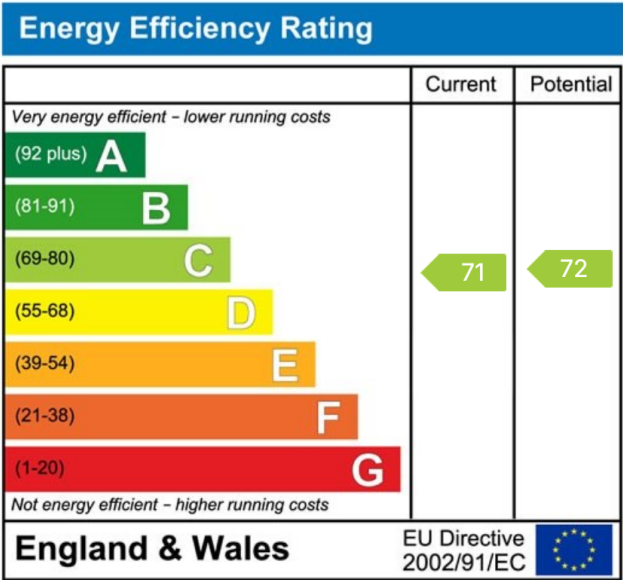


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- AN EXCEPTIONAL HOME IN A PRIME DEVELOPMENT
- THOUGHTFULLY IMPROVED AND WELL PRESENTED
- FANTASTIC CONTEMPORARY STYLED KITCHEN
- ENSUITE FROM THE PRINCIPLE BEDROOM
- VIEWS TO KINVER EDGE AND ST PETERS CHURCH
- GATED DRIVE PARKING
- NO UPWARD CHAIN
- POPULAR VILLAGE LOCATION



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