



**HEATHER DRIVE, KINVER,  
NR. STOURBRIDGE, SOUTH STAFFS, DY7 6DR**



# Taylor's

## HEATHER DRIVE, KINVER, NR. STOURBRIDGE, DY7 6DR

Enjoying an elevated corner setting with Compton Road. this **LARGER THAN EXPECTED, FOUR BEDROOM, DETACHED BUNGALOW** affords a **GENEROUS LAYOUT** more suited to **FAMILY LIVING**, and with gas central heating and double glazing comprises: **Reception Hall, Guests Cloakroom, LARGE SITTING ROOM, Separate Formal Dining Room, Family Breakfast Kitchen, Utility, Master Bedroom with ENSUITE, Three Further Double Bedrooms and Principle Bathroom. Fore Gardens, Long Drive to SUBSTANTIAL GARAGE and Lovely Sunny Rear Gardens.**

In further detail the **GENEROUS LAYOUT** is seen here to comprise;

### THE ACCOMMODATION

An obscure double glazed front entrance door with adjoining obscure double glazed panel opens to the;

#### LARGE RECEPTION HALL (widening at one point to 21 feet)

A space which branches in different directions so to provide predominantly independent access to each principal room. There is a central heating radiator, coved ceiling, numerous ceiling light points and Regency styled "six panel" white doors which radiate off;

#### CLOAKROOM

With an initial coat hanging area, laminate flooring, ceiling light point and further door to the cloakroom/WC. With a UPVC double glazed window and appointed with a WC and wall mounted wash hand basin having complementary splashback tiling. Laminate flooring, central heating radiator and ceiling light point.

#### PLEASANT SITTING ROOM 20' 4" x 12' 0"

6.19 m x 3.65 m

Enjoying a view to the broad rear gardens via an array of double glazed sliding patio doors, and ensuring good natural illumination within this large room which includes a feature marble "Adam styled" fireplace with projecting hearth and a part recessed "coal effect" living flame styled gas fire. Two central heating radiators, decorative dado relief, provisions for a television, coving to the ceiling, three wall light points and ceiling light point.

#### SEPARATE FORMAL DINING ROOM 12' 6" x 12' 0" (when measured at widest points)

3.81 m x 3.65 m

With a UPVC double glazed window to the front viewing above Heather Drive and Compton Road towards farmland fields and countryside above the roof tops. Indeed, a pleasant view. In addition there is ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Period styled fireplace with projecting marble hearth and open grate for a "real fire". Central heating radiator, coving to the ceiling, two wall light points and ceiling light point.

#### FAMILY KITCHEN 12' 0" x 11' 10"

3.65 m x 3.60 m

With a double glazed window viewing to the broad rear garden (later mentioned) and being furnished with a good range of "oak styled" cupboard fronted units, with base cupboards being surmounted by roll edged work surfaces and having an inset stainless steel double bowl sink and drainer having mixer tap above. Splashback tiling to the work surfaces continues to the built-in "four burner" gas hob which has a concealed cooker hood above located within a range of wall mounted cupboards. Upon one side there is an integrated microwave and electric double "fan assisted" oven with integrated grill.

A lawned foregarden is well tended, has wrought iron boundary detail, and a **LONG DRIVE** facilitates ample vehicular parking space together with an approach to the property's principal front entrance, and also to the;

#### SIZEABLE GARAGE 28' 6" x 13' 3" (approximately)

8.68 m x 4.04 m

With a "roller" automatic garage door opener, concrete floor, rear glazed window and door, two fluorescent ceiling strip lights and with "paddle" stairs rising to a;

#### VERSATILE ATTIC SPACE 19' 8" x 19' 5" (approximately)

5.99 m x 5.91 m

Having a double glazed window to the rear so to provide for natural illumination, yet also with a central heating radiator and fluorescent ceiling strip light. This is a most versatile space, and could easily create a home office, den, hobbies room or playroom.

Returning to the garage, a side door opens to an aforementioned **SIDE HALL** from which is a further door to the earlier mentioned utility and another door to a;

#### GARDEN CLOAKROOM

With WC and ceiling light point.

#### LOVELY BROAD REAR GARDENS

Undoubtedly an aspect of the bungalow to complement the accommodation found within, and one which captures a southerly aspect. An initial shaped, slabbed patio provides ideal space for outside dining and entertaining when the weather allows, and to one side there is suitable space for a garden shed. Steps rise to a raised yet principally level shaped lawned garden area which has established rear borders ensuring privacy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		33
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





Built-in and concealed fridge with separate freezer compartment below, and further, with suitable space and plumbing for an automatic washing machine. In a central position there is a peninsular work surface with breakfast bar return, in part having cupboards beneath. Additional wall cupboards, central heating radiator, tiled floor, conventional ceiling light point and with recessed eyeball lighting. A square paned glazed door continues;

**UTILITY 9' 9" x 7' 1"**  
2.97 m x 2.16 m

With a double glazed door to the rear garden and furnished with a range of pine wood styled cupboard fronted units, with a base cupboard having work surface and return above, together with an inset stainless steel sink and drainer. Variety of other fitted cupboards, including a tall cupboard for vacuum/ironing board. Suitable space and plumbing for an automatic washing machine, central heating radiator and with a fluorescent ceiling strip light. A part glazed door to the side opens to the REAR HALL (mentioned later).

Returning to the reception hall, doors continue to lead off;

**PRINCIPAL BEDROOM 15' 10" x 11' 7"** (not including the initial door recess which extends 7 feet)

4.82 m x 3.53 m

With a large UPVC double glazed window to the front favouring a distant view, central heating radiator, provisions for a television, coving to the ceiling, ceiling light point and with a door to;

**ENSUITE 6' 4" x 5' 0"**

1.93 m x 1.52 m

Appointed with a three piece arrangement to include shower enclosure having Triton shower within and three quarter height splashback tiling. In addition there is a low level WC and pedestal wash hand basin. Central heating radiator, laminate flooring, wall mounted electric heater, extractor fan and ceiling light point.

**BEDROOM TWO 11' 10" x 11' 6"**

3.60 m x 3.50 m

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

**BEDROOM THREE 11' 6" x 11' 5"**

3.50 m x 3.48 m

Once again a good double bedroom which enjoys a view to the front via a UPVC double glazed window, and with central heating radiator, provisions for a television, coving to the ceiling and ceiling light point.

**BEDROOM FOUR 12' 0" x 8' 2"**

3.65 m x 2.49 m

Once again a good bedroom, and one which has a double glazed window to the rear, central heating radiator, coving to the ceiling and ceiling light point.

**HOUSE BATHROOM 8' 0" x 5' 9"** (when measured at widest points)

2.44 m x 1.75 m

With a UPVC obscure double glazed window to the front and appointed with a bath having Triton shower over, complementary shower screen and with full height splashback tiling forming a surround to the ornate pedestal wash hand basin. Central heating radiator, shaver connection socket, wall mounted electric heater, extractor fan, recessed ceiling lighting and with a LINEN CUPBOARD.

#### **OUTSIDE**

As earlier mentioned this DESIRABLE AND SOMEWHAT LARGER THAN EXPECTED, DETACHED FAMILY BUNGALOW enjoys a gently elevated corner position with Heather Drive and Compton Road.

#### **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 himself 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 in relation to this property.

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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**

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.

#### **PLANNING PERMISSION/ BUILDING REGULATIONS**

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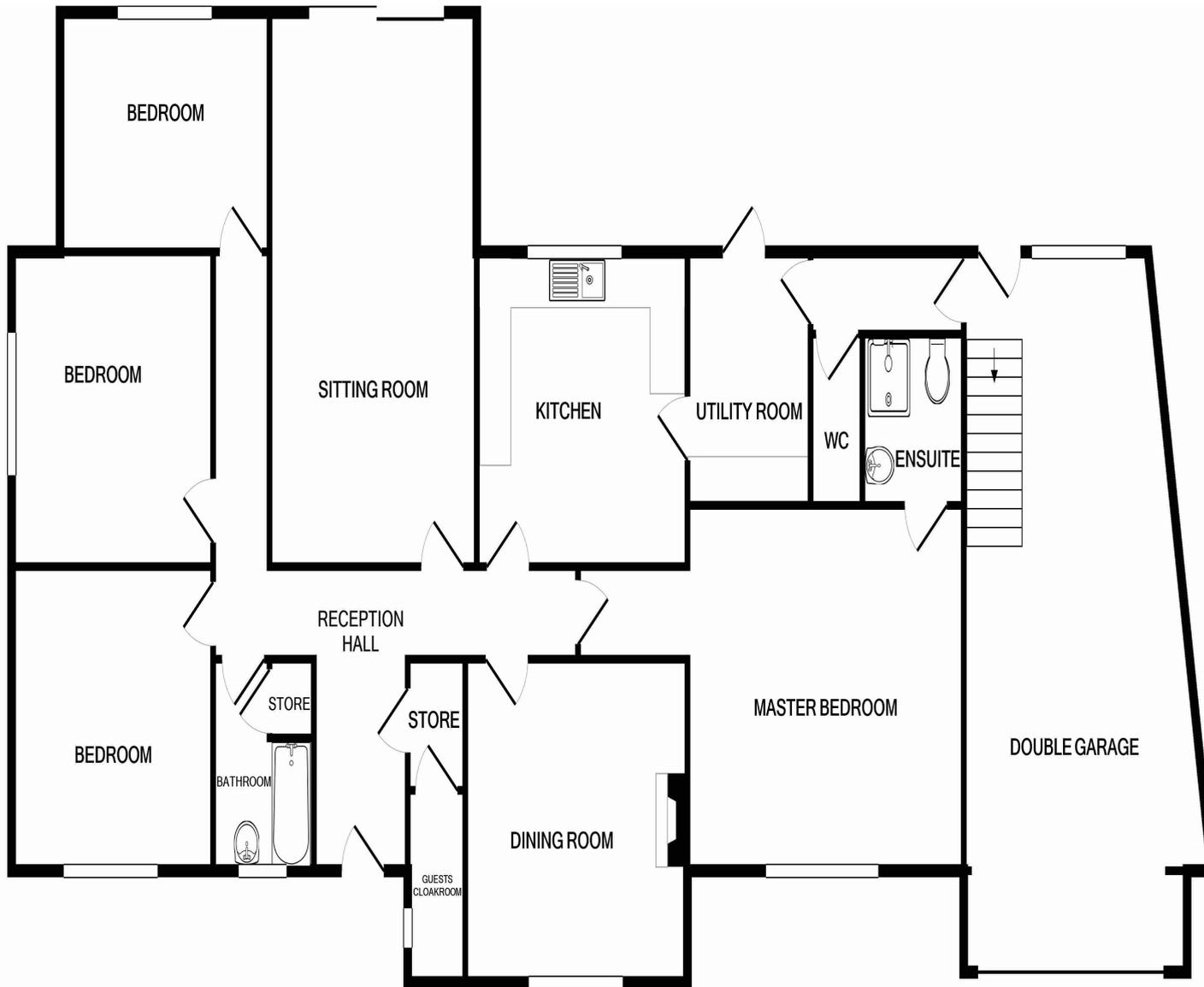
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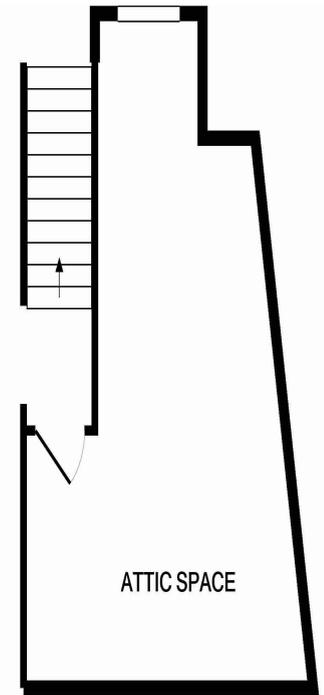
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GROUND FLOOR



1ST FLOOR

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