



**HYDE LANE,  
KINVER, SOUTH STAFFS DY7 6AE**

**Taylors**





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**Favouring a gently elevated setting, this WELL PRESENTED AND THOUGHTFULLY IMPROVED, THREE BEDROOM, DETACHED FAMILY HOME forms part of a popular village location, and with gas central heating and double glazing, briefly comprises: Porch, Reception Hall, Modern Guests Cloakroom, LARGE SITTING ROOM with Dining Room off, Well Fitted Cream Kitchen with Utility Extension to the side, Three Good Bedrooms and White Bathroom. Fore Garden, WIDE BLOCK PAVED DRIVEWAY, Garage and Lovely Rear Garden.**

In further detail the accommodation which is planned over two floors is seen here to comprise;

## GROUND FLOOR

A UPVC door with inset double glazing provides an approach to;

### PORCH

Extending 10 ft in width and with an array of tall UPVC double glazed windows. There is an oak styled laminate floor covering, ceiling light point and a timber door with inset ornate leaded glazing which continues to;

### RECEPTION HALL 11' 1" x 4' 6"

Having stairs which lead off and rise to the first floor accommodation (later mentioned), oak style laminate flooring, central heating radiator, ceiling light point and with doors leading off;

### GUESTS CLOAKROOM 5' 1" x 5' 0"

With a UPVC obscure double glazed window and appointed with a modern white suite to include low level WC with enclosed cistern, and, to one side, there is a "winged" hand wash basin part recessed into a vanity unit. Central heating radiator, continuation of the oak style laminate flooring from the reception hall and with a ceiling light point.

### UNDERSTAIR CLOAKS CUPBOARD

Provides for both coat hanging and excellent general purpose storage space.

**PLEASANT LARGE SITTING ROOM 19' 10" x 13' 4"** (when measured at widest points) With a broad UPVC double glazed window to the front providing for good natural illumination within this neutrally decorated room and further with a feature fireplace having a gently raised and projecting hearth, together with part recessed "coal effect" living flame styled gas fire. In addition there are two central heating radiators, coving to the ceiling, three wall light points, two ceiling light points and with natural wood square paned styled double opening doors with adjoining glazed fixed panels, continuing to the;

### DINING ROOM 11' 10" x 7' 9"

Having a large UPVC double glazed window to the rear and with UPVC double glazed double opening doors to an external patio. Ample space for the arrangement of dining furnishings as preferred, central heating radiator, coving to the ceiling and ceiling light point. Also from the sitting room, an approach is offered to the

## OUTSIDE

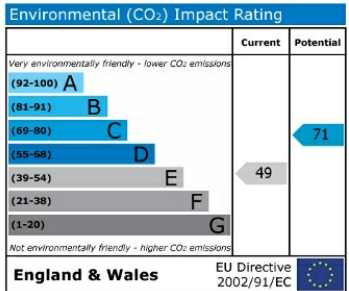
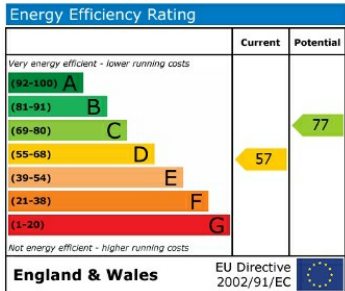
Gently elevated and set back behind this "tree lined" address, this WELL PROPORTIONED, DETACHED FAMILY HOME has a lawned foregarden with border containing an array of specimen plants and shrubs, together with an adjoining WIDE BLOCK PAVED DRIVEWAY ensuring ample vehicular parking space, an approach to the principal front entrance and also to the;

### GARAGE 14' 0" x 8' 0"

With an up-and-over door, concrete floor, ceiling light point and rear pedestrian door which returns to the earlier mentioned utility area.

### LOVELY REAR GARDEN

May be approached from the dining room extension, from the utility area leading off the kitchen or alternatively from side gated access. An initial patio area is ideal for external dining and entertaining when the weather allows and has steps which gently rise to a raised yet principally level lawned garden area with tidy borders. Across the rear boundary a further lawned tier has a pebbled area to one side and suitable space for a garden shed if so preferred. Overall, an enclosed aspect and one which has been planned for easy maintenance.





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**WELL FITTED CREAM KITCHEN WITH SIDE UTILITY** 19' 9" x 9' 1" (at widest points when measured overall)  
With the initial;

#### WELL FITTED KITCHEN

Having a large UPVC double glazed window which views to the tidy rear garden, and being furnished with a good range of cream cupboard fronted units having "real wood" work surfaces surmounted over, and with an inset circular style sink and drainer having mixer tap. Complementary splashback tiling forms a surround to the work surfaces and further to the integrated "stainless steel" cooker arrangement which includes a "five burner" gas hob with stainless steel cooker hood above having a glass frame surround, and to one side with an oven having integrated grill, and microwave arrangement. Built-in and concealed "full sized" dishwasher, range of wall mounted cupboards at eye-level providing additional storage space, tiled floor, ceiling light point and with an open arch continuing through to the;

#### DEFINED UTILITY AREA

With UPVC double glazed window and door to the rear garden, and furnished to complement the kitchen with a range of fitted cream cupboards, stainless steel sink and drainer having mixer tap, suitable space and plumbing for an automatic washing machine, and also with space for an American style fridge/freezer. Tiled floor, door to the garage (later mentioned) and with a ceiling light point.

#### FIRST FLOOR

Returning to the reception hall, stairs lead off and turn upon passing a UPVC double glazed window which views directly to Kinver Edge, and with stairs continuing to the;

#### LANDING

With loft access point, ceiling light point and doors which radiate off;

#### BEDROOM ONE 12' 10" x 11' 4"

With a broad UPVC double glazed window to the front, not only providing for good natural illumination within but moreover favours a view towards St. Peters Church, Kinver Edge and the playing fields of Brindley Heath Junior Academy. Fitted double door wardrobes with cupboards above, central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM TWO 12' 10" x 8' 4"

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

#### BEDROOM THREE 10' 4" x 8' 5" (when measured at widest points)

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

#### BATHROOM 10' 5" x 5' 3"

With a UPVC obscure double glazed window to the front and being appointed with a white suite to include moulded panelled bath having mixer shower over, complementary shower screen and with full height splashback tiling from around the bath continuing with a mosaic tile border to form a surround to both the WC and pedestal wash hand basin. Central heating radiator, extractor fan and ceiling spot lights.

#### LINEN/AIRING CUPBOARD

Conveniently approached off the landing, housing an Ideal Vogue Max combination boiler system which is self-condensing, and with the space also providing for excellent general purpose storage.

#### 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 effect 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

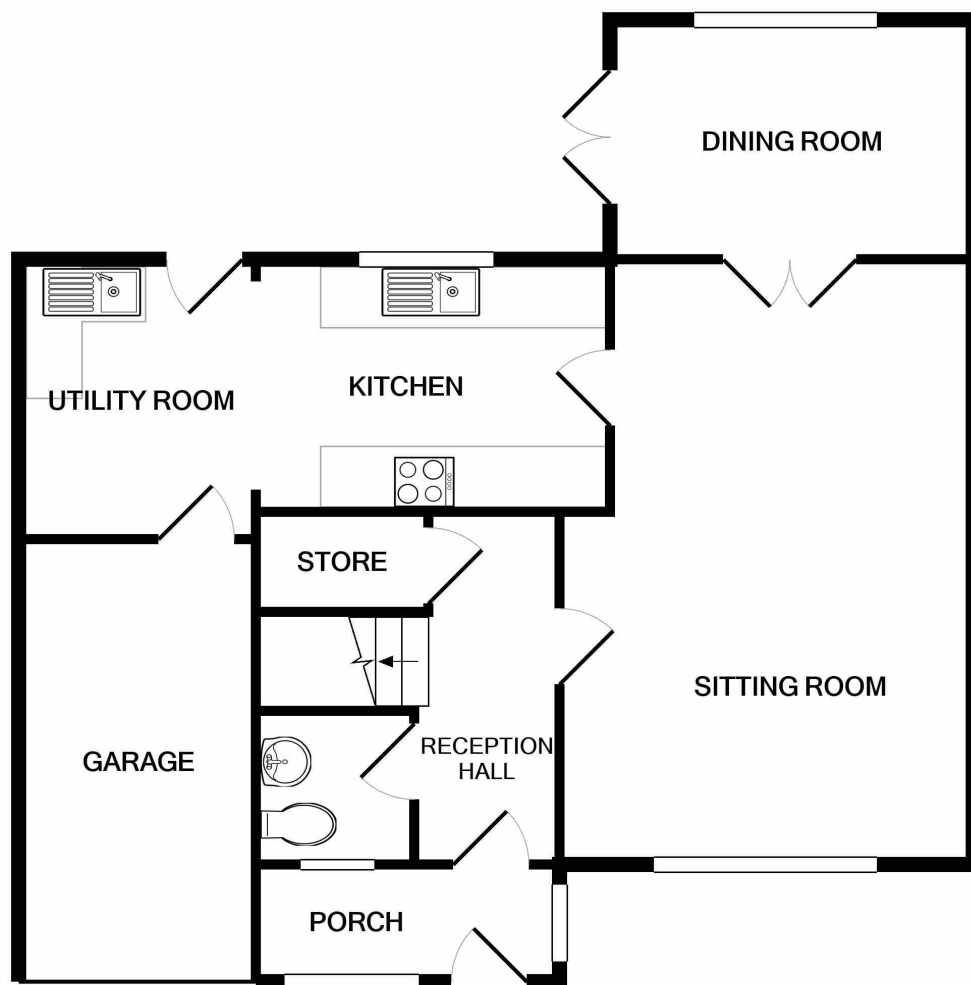
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#### PLANNING PERMISSION/ BUILDING REGULATIONS

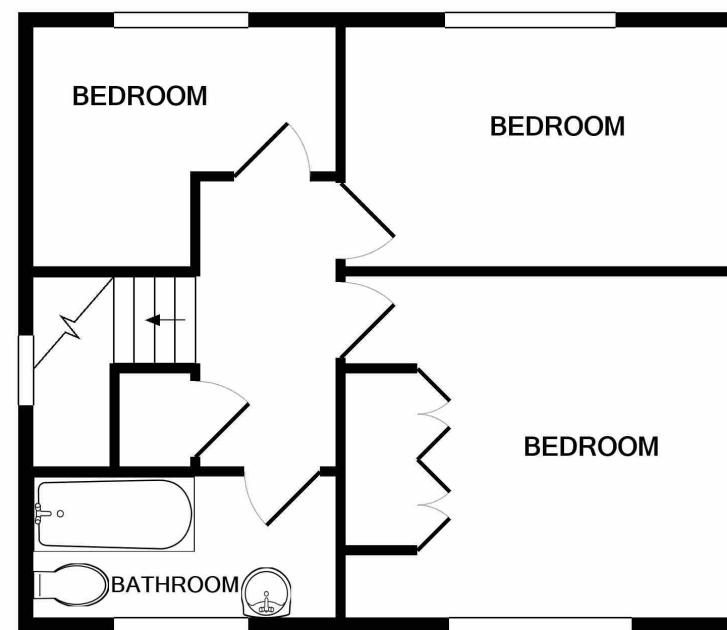
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GROUND FLOOR



1ST FLOOR

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