



**CHURCH VIEW GARDENS, KINVER,  
NR. STOURBRIDGE DY7 6EE**





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Pleasantly situated to form part of a quiet close, this **THOUGHTFULLY EXTENDED AND REPLANNED, FOUR BEDROOM, DETACHED BUNGALOW** presents a larger than expected layout, complimented by many features includes a **LOVELY REAR GARDEN**. Having both gas central heating and double glazing, the accommodation briefly comprises: **Reception Hall, Sitting Room with Open Arch to Dining Room Area, FURTHER SITTING ROOM** with vaulted ceiling, **Breakfast Kitchen, Four Bedrooms, Shower Room and Versatile Boarded Loft Space**. **Fore Garden, Large Drive to DETACHED DOUBLE GARAGE, Further Drive to Gated Parking and with BROAD REAR GARDENS** enjoying a private aspect.



In further detail;

**THE ACCOMMODATION**

A side facing natural wood door with inset obscure double glazing, and with an adjoining matching panel, opens to the;

**“L” SHAPED RECEPTION HALL** 11' 1" x 8' 4" (when measured at widest points)  
With a drop down ladder to a versatile loft space (later mentioned), ceiling light point and doors which radiate off;

**SITTING ROOM** 18' 2" x 11' 0"  
With a large double glazed window viewing to the front also providing for good natural illumination and with a wall mounted gas fire to a projecting chimney breast. Provisions for a television, coving to the ceiling, wall light point and with two ceiling light points. An open circular arch continues through to the;

**DEFINED DINING ROOM AREA** 11' 0" x 8' 2"  
Which may also be approached via an obscure glazed door from the reception hall and has suitable space for the arrangement of dining table, chairs and other furnishings as may be preferred. Coving to the ceiling, ceiling light point and with gentle steps leading down to the;

**IMPRESSIVE PRINCIPAL SITTING ROOM** 18' 1" x 11' 0" (when measured at widest points)  
Undoubtedly a most notable feature of the property, having a vaulted ceiling at nearly 14 ft and with an array of double glazed windows to both side and rear. Double glazed sliding patio doors not only enjoy a view to the broad rear gardens, but also provide for good natural illumination within this generous space. To an exposed brick chimney breast there is a multi-fuel stove standing upon a raised brick hearth, and further with a central heating radiator. Provisions for a television, wall lights and with ceiling lighting.

Returning to the dining room area, a door opens to;

**HOME OFFICE/BEDROOM** (as preferred) 11' 0" x 7' 5"  
With a double glazed window viewing to the lovely rear gardens, ceiling light point, fluorescent ceiling strip light and with a variety of potential usage.



A foregarden has an array of specimen plants and shrubs together with adjoining tarmacadam driveway which not only provides for ample vehicular parking space, but moreover extends alongside the property to provide an approach to the;

**DETACHED DOUBLE GARAGE** 19' 9" x 16' 2" (when measured at widest points)  
With a part obscure glazed bi-fold door operating system so to provide easy access, together with inspection pit, rear working area with fitted work bench, array of glazed windows and with both power points and ceiling lighting.

In addition, also approached from the front elevation, to the left, there is an **ADDITIONAL CONCRETE DRIVEWAY** with central pebble area, providing again for vehicular parking space and extending through double opening gates to an area which could be utilised for the storage of a vehicle or alternatively to house a caravan or boat.

**BROAD REAR GARDENS**  
The backdrop enjoyed by the property is principally laid to lawn, with a vast shaped, principally level, garden area having rear conifer screen to ensure privacy, yet with various beds and borders having an array of specimen plants and shrubs. Just behind the garage there are fruit trees and, to a corner, a garden shed. Overall this is an aspect which is larger than expected and is felt to complement the property's somewhat unusual nature.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			83
(55-68) D		69	
(39-54) E			
(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			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

#### BREAKFAST KITCHEN 10' 5" x 10' 0"

With a double glazed window to the front and being furnished with a good range of light wood styled cupboard fronted units, with the base cupboards, drawers and integrated larder fridge being surmounted by work surfaces and with an inset one and a half bowl sink and drainer having mixer tap over. Complementary splashback tiling forms a surround and continues to the Bosch ceramic hob which has a concealed cooker hood above located within a range of wall mounted cupboards. To one side there is a matching Bosch single oven having integrated grill, suitable space/recess for a microwave, and other tall cupboard storage. Suitable space and plumbing for an automatic washing machine and additional plumbing for a dishwasher, and to a far corner with a fitted breakfast bar, range of wall cupboards and the "Johnson and Starley" gas fired warm air heating system. Fluorescent ceiling strip light and conventional ceiling light point.

#### BEDROOM ONE 12' 0" x 10' 0"

With a large double glazed window viewing to the rear gardens and ceiling light point.

#### MODERN SHOWER ROOM 6' 2" x 6' 2"

With an obscure double glazed window to the side and appointed with a white suite to include corner shower enclosure having Triton shower within, and with full height splashback tiling forming a surround which continues to both the wall mounted half pedestal hand wash basin and to the low level WC. Courtesy mirror with light over, heated towel rail, extractor fan and ceiling light point.

#### LINEN/STORAGE CUPBOARD

Conveniently approached off the reception hall and having fitted shelving.

Returning to the initial sitting room, an OPEN LOBBY leads off with natural light from a roof window, yet also with a wall light point and has doors leading off;

#### BEDROOM TWO 11' 0" x 8' 0"

With double glazed window to the front, fitted single wardrobe with cupboard above and adjoining vanity unit with double door toiletry cupboard beneath. To a far corner there is an additional fitted wardrobe, three drawer dressing table and cupboards above. Two central heating radiators and ceiling light point.

#### BEDROOM THREE 9' 8" x 11' 0" (into initial approach)

Effectively an "L" shaped room and one which has a double glazed window to the side, fitted single wardrobes with cupboards above, together with dressing table having three drawers. Wall mounted corner wash hand basin, central heating radiator and ceiling light point.

#### VERSATILE LOFT SPACE

As earlier mentioned there are aluminium/timber ladders which provide an approach from the reception hall to a generous loft space. Spanning over 22 ft in length and approximately 10 ft wide, this is an area which has both a timber floor, is carpeted, has a window to the side elevation and numerous ceiling light points. With a central heating radiator the space becomes more versatile throughout the year, and could be utilised for a number of differing purposes. Of course, not a full conversion, however with similar possibilities either as a play space or as a work area. Upon a far wall a door opens to a remaining LOFT AREA within which there is a Worcester self-condensing combination boiler system and general purpose storage space.

#### OUTSIDE

As earlier mentioned, this RATHER SURPRISING, DETACHED FAMILY HOME forms part of a quiet and established residential close.

#### 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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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 affect 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

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.

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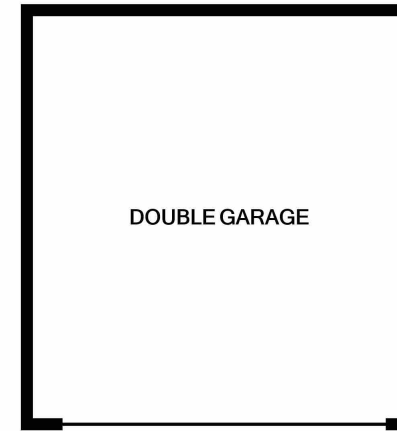
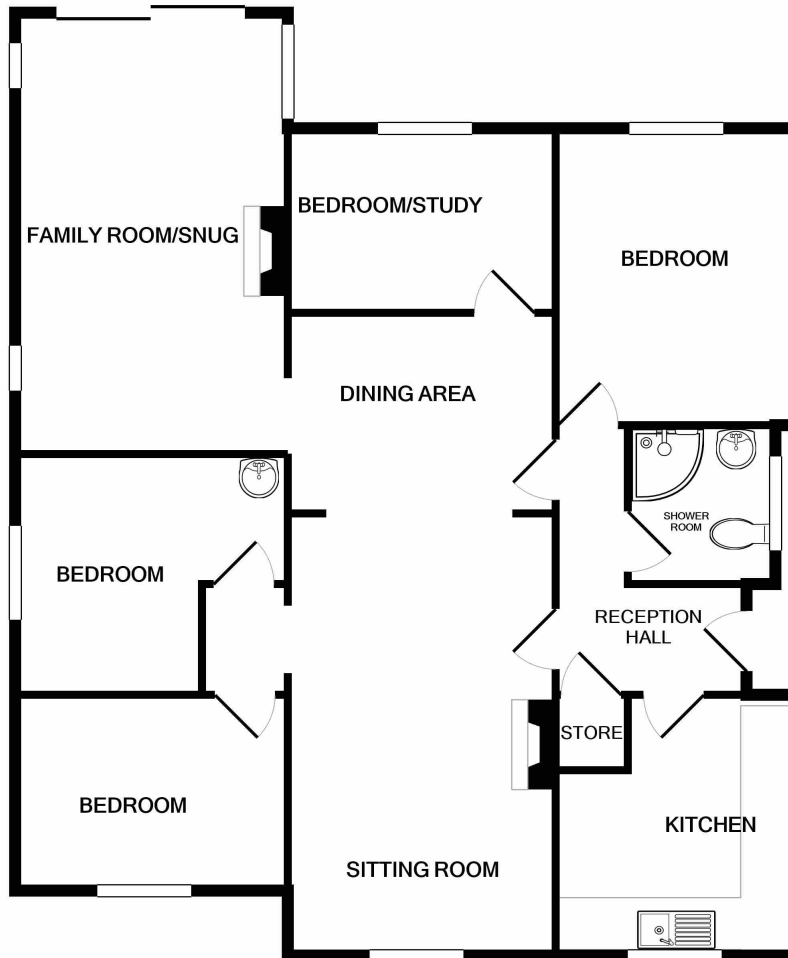
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