



EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN THE REGION OF

£725,000

Little Hobro

Wolverley, DY11 5SX

PROPERTY SUMMARY

A four-bedroom detached property occupying a wonderful setting of approximately two acres in picturesque Wolverley, close to the historic village of Kinver and the town of Kidderminster. The property offers spacious accommodation, complemented by a four-car garage and beautifully maintained gardens and grounds, featuring an impressive outdoor cabin (ideal as a work from home office) and a home-made golf course. EPC=F

4



3



2





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Approximate total area⁽¹⁾

1937 ft²

179.9 m²

Reduced headroom

147 ft²

13.7 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Ground Floor Building 1



Floor 1 Building 1



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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