



EDEN MIDCALF  
SALES & LETTINGS

ASKING PRICE

£699,950

Gallows Hill

Kinver, DY7 6BF

## PROPERTY SUMMARY

A modern and substantial family home, set within an exclusive gated development in the highly sought-after village of Kinver. Located in a select cul-de-sac of detached homes, the property has benefited from an abundance of improvements with spacious family accommodation throughout, featuring a contemporary breakfast kitchen, generous living space, a great-sized conservatory, four double bedrooms and a double garage. Kinver is well regarded for its semi-rural setting while being highly commutable and offering a wide range of local amenities, schools for all age groups, shops and eateries, and immediate access to the National Trust-owned Kinver Edge. EPC=TBC

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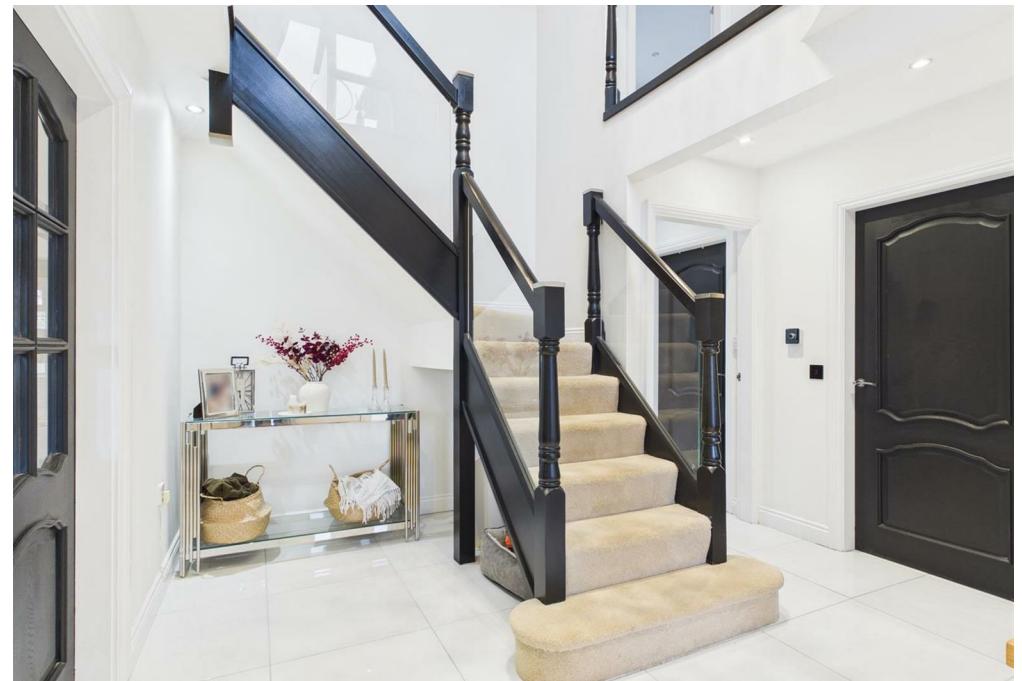


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**LOCAL AUTHORITY**  
South Staffordshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only



Approximate total area<sup>(1)</sup>

2020 ft<sup>2</sup>  
187.5 m<sup>2</sup>

Reduced headroom  
23 ft<sup>2</sup>  
2.1 m<sup>2</sup>



(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

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

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.

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