

EDEN MIDCALF
— SALES & LETTINGS —

£300,000
Holly Close

Kinver, DY7 6BP

PROPERTY SUMMARY

A two-bedroom link-detached bungalow enjoying a delightful position within a popular cul-de-sac address in historic Kinver village. The property offers a well-proportioned layout with excellent potential for improvement, benefitting from off-road parking, a garage, a pleasant front garden and a good-sized rear garden. Ideally located just a short distance from the village amenities, this bungalow presents an excellent opportunity to modernise and create a comfortable home in a sought-after setting. EPC=F

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LOCAL AUTHORITY
South Staffordshire Council

TENURE

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	33	
(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.

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<https://www.edenmidcalf.co.uk/us/>