

47 Redwood Road, Kinver, Stourbridge

G HERBERT BANKS

EST. 1898

47 Redwood Road
Kinver
Stourbridge
DY7 6JP

A very appealing modern mid terrace house with open land to the rear.

- Entrance hall, lounge, fitted kitchen, conservatory. Two bedrooms, bathroom.
- Carparking, additional separate parking.

Situation

This is a sought after part of this very popular south Staffordshire village. Kinver provides a range of amenities including both junior and senior schools and a wealth of pubs, bars, restaurants and shops. The nearby Kinver Edge and its famous Rock Houses are owned by the National Trust. It is a splendid heath and woodland escarpment which provides many rewarding walking opportunities. The major West Midlands town of Stourbridge is a short driving distance away and the property is also very accessible for Wolverhampton, Birmingham, Kidderminster and the Wyre Forest.

Description

This well presented double glazed house has gas central heating and a pleasing rear aspect over open land.

The house is approached by an entrance hall leading to the lounge. This includes a staircase to the first floor. Situated off the lounge is a double glazed conservatory.

The kitchen is well fitted with a range of wall and floor mounted cabinets and appliances to include cooker.

On the first floor are two bedrooms and a nicely appointed bathroom with shower over the bath.

Outside

Parking to the front. A separate parking space a short walking distance away.

Rear terraced paved and gravelled garden with useful store.

GENERAL INFORMATION

Energy Performance

Current Rating:	58D
Potential Rating:	77C
Carried out:	17th December 2018

Services

Mains electricity, water and drainage. Gas fired central heating.

Local Authority

South Staffordshire District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///sparks.mixing.straying

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

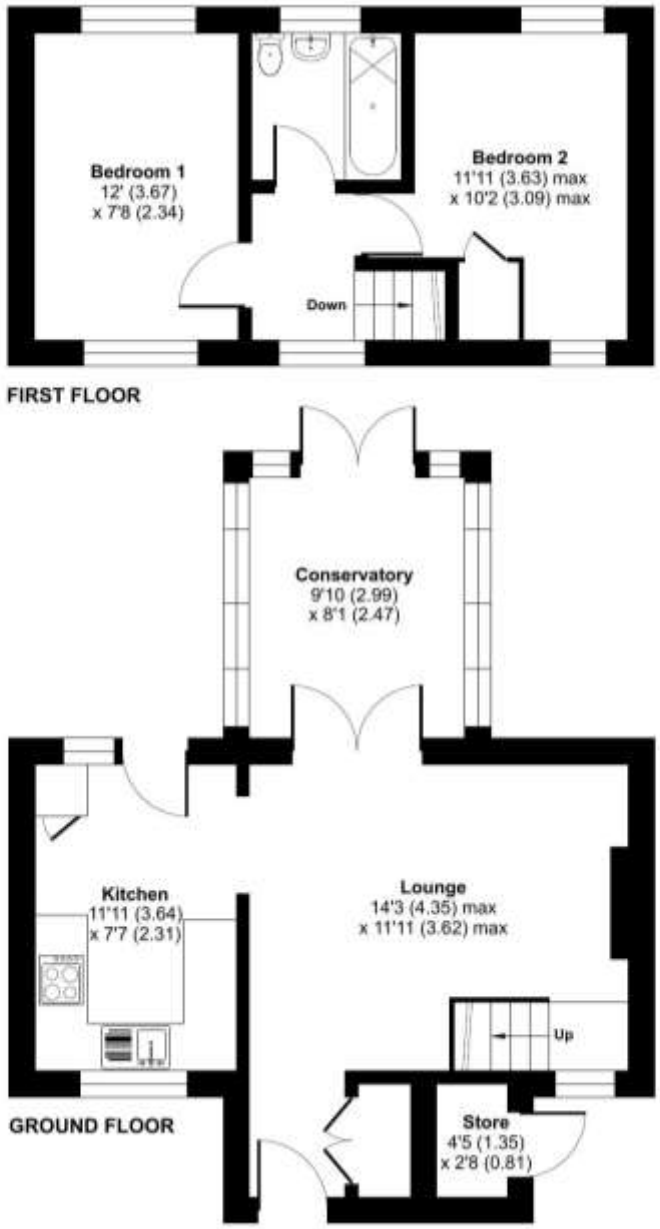






Redwood Road, Kinver, Rock, Stourbridge, DY7

Approximate Area = 632 sq ft / 58.7 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 643 sq ft / 59.7 sq m
For identification only - Not to scale



Energy performance certificate (EPC)

47, Redwood Road Kinver STOURBRIDGE DY7 6JP	Energy rating **D**	Valid until:	17 December 2028
		Certificate number:	9234-2898-7428-9098-1555

Property type	Mid-terrace house
Total floor area	59 square metres

Rules on letting this property

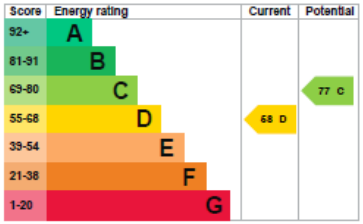
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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