



Taylors

Enville Road, Kinver, Stourbridge, West Midlands, DY7 6BN

3 3 2



Pleasantly situated and not far from the countryside fringe, this RATHER DECEPTIVE, THREE BEDROOM, SEMI-DETACHED, DORMER-STYLED HOME offers accommodation arranged over two floors and, with NO UPWARD CHAIN, represents an excellent opportunity for a swift purchase.

Forming part of a highly desirable village, the location is ideal for those seeking a versatile family home. Close to the countryside yet within easy reach of local amenities — including well-regarded schools, a village High Street, and the National Trust grounds of Kinver Edge — this is a property that blends convenience with a near-rural setting.

The gas centrally heated and double-glazed accommodation includes a hall that is open plan to a dining area, a sitting room, kitchen, ground-floor bedroom, and house bathroom. Upstairs, a first-floor landing leads to two further bedrooms and a shower room. Behind the garage sits a generously sized utility room with potential for alternative use, and beyond this an occasional room with ensuite shower room — a configuration that could readily serve as a 'granny annexe'.

To the front, a large block-paved driveway provides ample parking, while to the rear an enclosed garden offers a pleasant, low-maintenance outdoor space.

Once again, this appealing home is offered with NO UPWARD CHAIN.

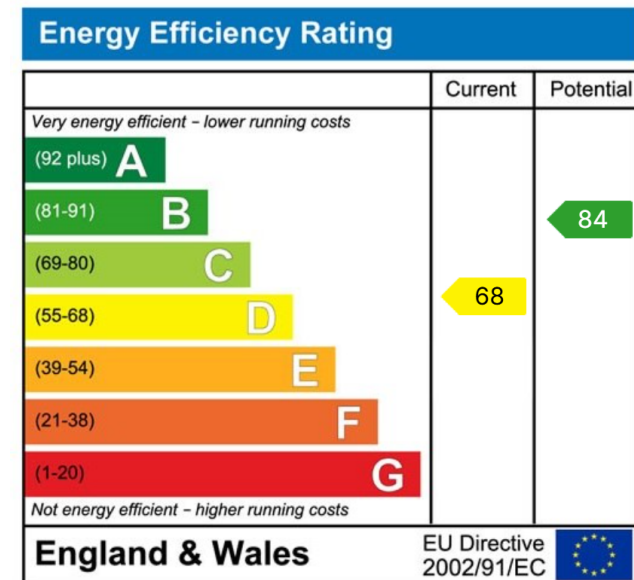
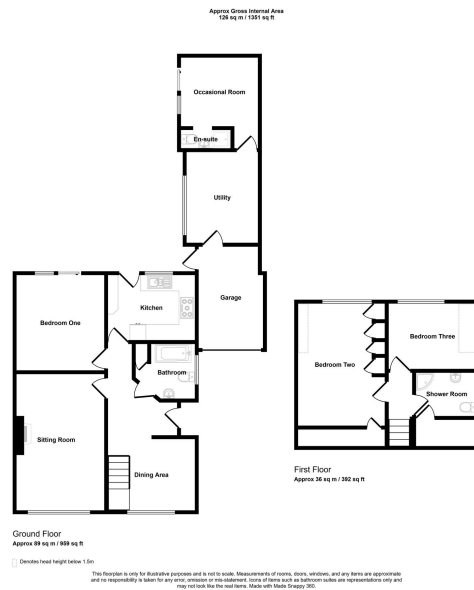
Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D.

Hall Area - 3.3m x 2.67m (10'10" x 8'9")
Dining Area - 3.35m x 2.74m (11'0" x 9'0") Approximately
Sitting Room - 5.18m x 3.35m (17'0" x 11'0")
Kitchen - 3.3m x 2.39m (10'10" x 7'10")
House Bathroom - 2.21m x 2.08m (7'3" x 6'10")
Bedroom One (Ground Floor) - 3.61m x 3.35m (11'10" x 11'0")
First Floor Landing
Bedroom Two - 4.62m x 3.35m (15'2" x 11'0")
Bedroom Three - 3.35m x 2.44m (11'0" x 8'0")
Shower Room - 2.34m x 1.63m (7'8" x 5'4")
Garage - 4.11m x 2.46m (13'6" x 8'1")
Utility/Reception - 3.51m x 2.74m (11'6" x 9'0")
Occasional Room - 3.53m x 3m (11'7" x 9'10")
Ensuite - 1.96m x 0.71m (6'5" x 2'4")





- NO UPWARD CHAIN
- PRIME LOCATION
- VERSATILE LAYOUT
- POTENTIAL GRANNY ANNEXE
- CLOSE TO COUNTRYSIDE
- OVER TWO FLOORS
- GREAT GARDEN
- BLOCK PAVED DRIVEWAY



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.