



**Taylor's**

Meddins Lane, Kinver, Stourbridge, DY7 6BY

3 1 2



## WOW – A Stunning Extended Family Home in the Heart of Kinver

If you are searching for a beautifully renovated, move-straight-in family home within walking distance of Kinver Edge and highly regarded local schools, this could be the one.

Situated on one of Kinver's most desirable addresses, this extended three-bedroom semi-detached property combines character, space and modern open-plan living perfectly. The heart of the home is the impressive extended living kitchen dining space – designed for family life and entertaining alike – complemented by a separate front reception room and convenient downstairs W.C.

Upstairs offers three well-proportioned bedrooms and a spacious family bathroom, ideal for growing families.

Externally, the property continues to impress. To the front is ample off-road parking and an attached single garage. To the rear, a superbly landscaped garden provides a tiled terrace complete with outdoor oven, slabbed patio area and lawn – perfect for summer evenings, entertaining friends, or simply unwinding.

Extended. Renovated. Ready to move into. Properties in this location rarely stay available for long.

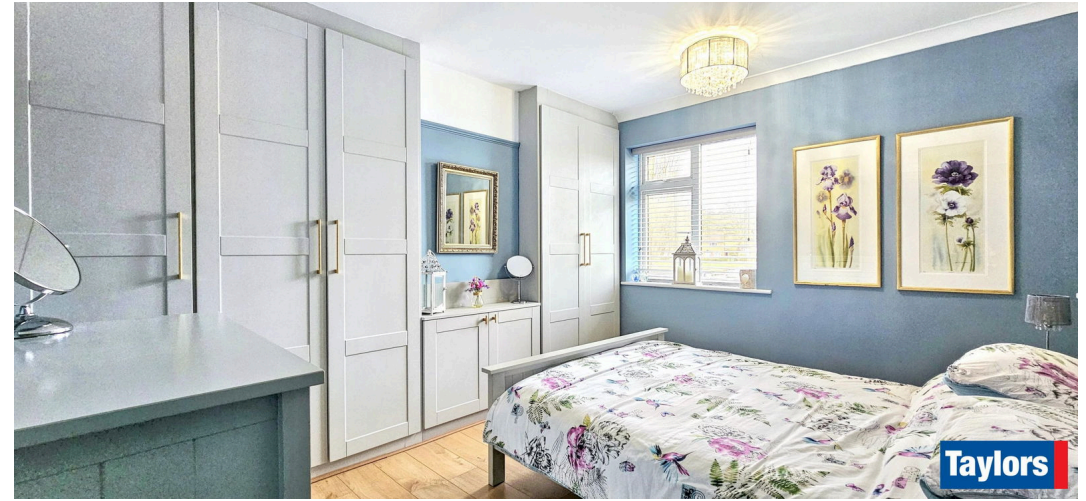
### GROUND FLOOR

HALL 17'9" (max) x 6'4" (max)  
SITTING ROOM 12'5" (plus bay) x 11'4" (max)  
FAMILY ROOM INTO DINING KITCHEN 24'3" (max) x 16'1" (max)  
GUESTS CLOAKROOM 6'2" (max) x 5'9" (max)

### FIRST FLOOR

LANDING 7'2" (max) x 6'4" (max)  
BEDROOM ONE 11'5" (plus bay) x 9'7" (max)  
BEDROOM TWO 12'4" (max) x 10'0" (max)  
BEDROOM THREE 8'4" (max) x 7'2" (max)  
BATHROOM 8'9" (max) x 6'7" (max)  
SINGLE GARAGE 15'1" (max) x 8'1" (max)

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/  
Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
Council Tax Band E. EPC E.





- EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- STONES THROW FROM NATIONAL TRUST - KINVER EDGE
- STUNNING EXTENDED LIVING KITCHEN DINING SPACE
- FRONT RECEPTION ROOM WITH LOG BURNER AND BAY WINDOW
- POPULAR AND DESIRABLE KINVER ADDRESS
- EASY ACCESS TO GOOD LOCAL SCHOOLS
- FAMILY BATHROOM WITH ROLL-TOP BATH AND SEPARATE CORNER SHOWER

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made-Snappy 300.

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