



**Connells**

Mill Brook Meadow  
Kinver Stourbridge



### Property Description

A MODERN, BUILT IN 2022 BY SEVERN HOMES, SEMI DETACHED PROPERTY IN AN IDYLIC VILLAGE LOCATION. WELL PRESENTED THROUGHOUT & READY TO MOVE INTO. \*\*\*SHARED OWNERSHIP WITH 40% & 80% AVAILABLE TO PURCHASE: PLEASE CALL FOR MORE INFORMATION.; Kinver is a much sought after village with stunning countryside and places of interest such as Kinver Edge & the Rock houses. There is an attractive village centre with a good range of pubs and eateries. This particular development where Mill Brook Meadow is situated is on the edge of the village with open countryside on your doorstep!

### To The Front

There is a tarmac driveway to the front with steps up to front door. There is a side passageway to the rear garden.

### Hallway

Double glazed front door gives access to hallway with radiator, stairs off to first floor landing and doors to;

### Cloakroom/Wc

Double glazed window to front elevation, radiator, wash hand basin and low flush wc.

### Kitchen

Double glazed window to front elevation, radiator, a range of wall and base units. Work surfaces incorporating sink unit, integral gas hob and electric oven with extractor fan above. Provision for domestic appliances.

### Lounge

Double glazed window and french doors to rear elevation, radiator and understairs storage cupboard.

### Landing

Doors to;

### Bedroom One

Double glazed window to rear elevation and radiator.

### Bedroom Two

Two double glazed windows to rear elevation and radiator.

### Bathroom

Double glazed window to rear elevation and radiator. Paneled bath with shower over, wash hand basin and low flush w/c.

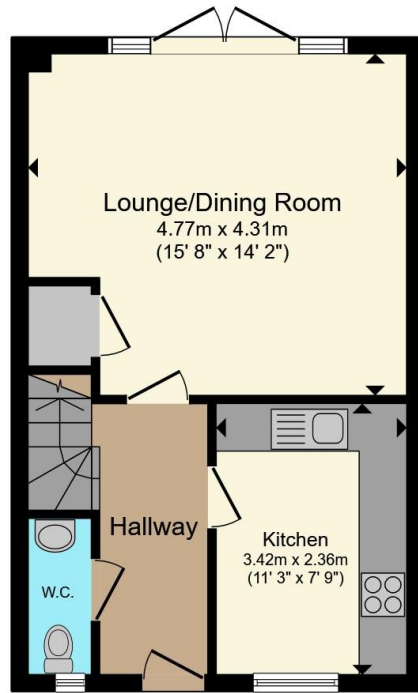
### Rear Elevation

Fully enclosed rear garden with lawn and garden shed.

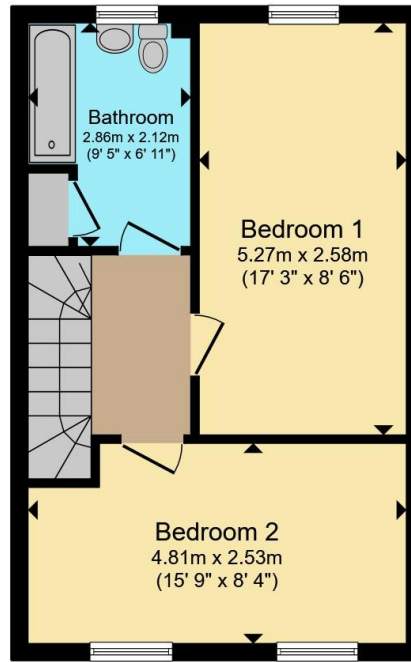
### Lease Details;

125 years from 25th February 2022  
Rent on 45% share £503.86  
Rent on 80% £163





**Ground Floor**



**First Floor**

Total floor area 74.7 m<sup>2</sup> (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01384 374 545**  
**E stourbridge@connells.co.uk**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313589](https://www.connells.co.uk/Property/SBR313589)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: SBR313589 - 0003