



EDEN MIDCALF  
— SALES & LETTINGS —

£315,000  
Meddins Lane  
Kinver, DY7 6BY

## PROPERTY SUMMARY

A beautifully improved three bedroom semi-detached family house located in this popular address in historic Kinver village. Set within a private road, the property is located within easy reach of Kinver high street and is also within walking distance of local schooling and renowned Kinver Edge, where delightful walks can be enjoyed. The layout is generously proportioned throughout and includes a dining kitchen, with integrated appliances, and three excellent sized bedrooms. The property also includes externally insulated walls, off-road parking for up to three cars (with an EV charging point) and a large extensive rear garden. EPC=C

3



1



2







Approximate total area<sup>(1)</sup>  
 807 ft<sup>2</sup>  
 75 m<sup>2</sup>

Reduced headroom  
 8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## LOCAL AUTHORITY

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

**EDEN MIDCALF**  
SALES & LETTINGS

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