

**AP MORGAN**



**Forest Drive, Kinver, Stourbridge**  
Asking Price £600,000



### Features:

- Extensive detached bungalow
- Four generous sized bedrooms
- Spacious lounge and dining room
- Well-fit kitchen/diner and utility room
- Well-equipped bathroom and WC
- Rear garden with stunning views
- Large driveway and garage
- Quiet, sought-after area

### Description:

Introducing this extensive bungalow offering four generously sized bedrooms, a spacious lounge and dining room, a well-fitted kitchen/diner, and a utility room, with the added benefits of a large driveway and garage, all situated in the sought-after area of Kinver, Stourbridge.

Upon arrival in the quiet cul-de-sac, the property presents a large driveway suitable for multiple vehicles, along with a spacious garage ideal for additional parking or storage. The right-hand side of the property features access to the garage and provides a pathway leading all the way to the rear garden. The front also benefits from a lawned area with a central path leading to the entrance, bordered by mature trees and shrubbery.

Entering the bungalow, you are first welcomed into the porch, which leads into the entrance hall. To the left is the lounge, a generously sized room ideal for comfort and family entertaining, featuring a fireplace and large windows allowing plenty of natural light. The lounge flows through into the dining room, offering a spacious area for a family dining table. Back through the hall, you will find the kitchen/diner, well fitted with ample storage cupboards and worktop space, a sink with double drainer, space for a large oven, and a fitted dining table. Leading through the kitchen into the utility room, there is excellent space for freestanding appliances, along with fitted worktops and additional cupboards. From here, a door leads into a small porch providing access to the rear garden, as well as to a downstairs WC and a large storage cupboard.

Returning to the hallway, you will first find two storage cupboards, followed by the family bathroom, fitted with a toilet, wash basin, and bathtub with overhead shower. Turning right from here leads to the bedrooms: bedroom one is a generous double featuring two storage cupboards; the second double bedroom includes a built-in wardrobe and vanity unit with sink; the third bedroom offers two storage cupboards; and the fourth bedroom features a further storage cupboard.





The rear garden opens onto a patio area, ideal for outdoor furniture and dining, followed by a large lawn that gradually slopes down, with trees and shrubbery throughout. The garden enjoys stunning views of the surrounding countryside, creating a peaceful and serene setting for family living.

At the end of the garden, steps lead down to a secondary garage, which is also accessed from the road leading up to the property—ideal for additional parking or as a great storage space.

Ideally located in Kinver, Stourbridge, the property offers easy access to local amenities as well as fantastic walking routes. Situated in a highly sought-after area, it provides a peaceful and quiet lifestyle.

#### **Details:**

**Porch**

**Hallway**

**Lounge** 17'7" x 11'5" (5.36m x 3.48m)

**Dining Room** 8'11" x 11'5" (2.72m x 3.48m)

**Kitchen/Diner** 8'10" x 14'4" (2.7m x 4.37m)

**Utility** 6'4" x 10'3" (1.93m x 3.12m)

**Porch**

**WC**

**Bedroom One** 10'1" x 13'4" (3.07m x 4.06m)

**Bedroom Two** 14'1" x 9'11" (4.3m x 3.02m)

**Bedroom Three** 8'11" x 9'10" (2.72m x 3m)

**Bedroom Four** 8'10" x 9'10" (2.7m x 3m)

**Bathroom** 6'1" x 9'2" (1.85m x 2.8m)

**Garage** 18'8" x 10'1" (5.7m x 3.07m)

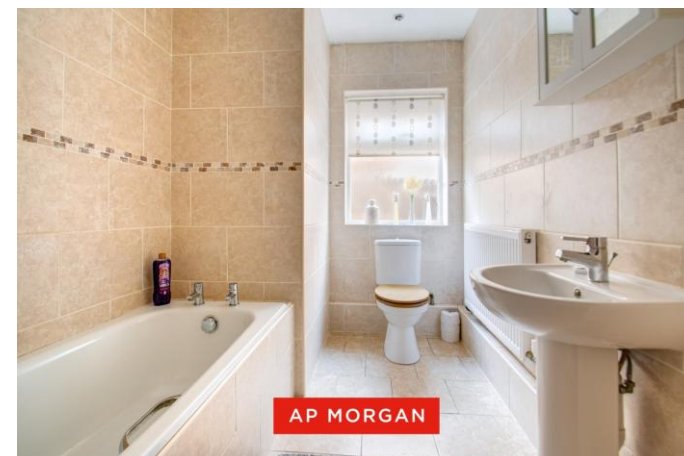
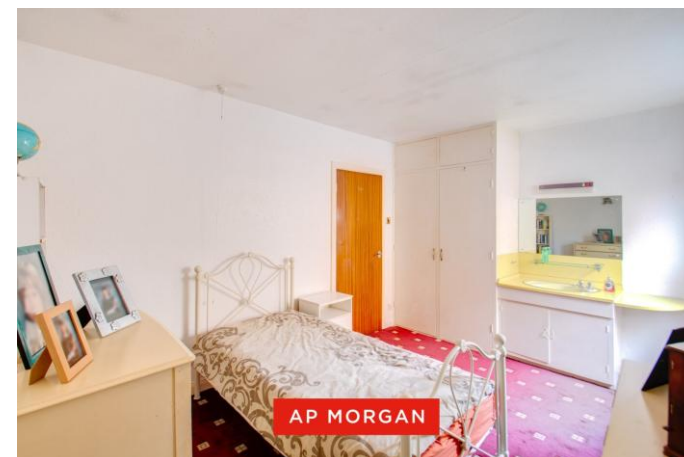
**Second Garage** 19'11" x 10'7" (6.07m x 3.23m)

**EPC Rating:** To be confirmed

**Council Tax Band:** G (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

