

AP MORGAN



Meddins Lane, Kinver

Offers in the region of £350,000

Features:

- Beautifully presented, three bedroom semi detached home
- Exciting opportunity for large and growing families
- Spacious lounge/dining room with electric fireplace and double french doors to the rear patio
- Substantial breakfast kitchen with an abundance of counterspace fitted cabinets and a breakfast counter with raised seating.
- Utility room with additional counterspace, plumbing for freestanding appliances and potential for a ground floor WC.
- Two double and one single bedrooms, all with integral storage.
- Well appointed family bathroom and en-suite shower room.
- Partially boarded loft offering additional storage.
- Versatile rear garden with paved patio and grass-laid lawn.
- Significant front drive offering space for parking multiple vehicles.
- Prime positioning for amenities with Kinver Village, well-regarded schooling and Kinver Edge a short walk away.

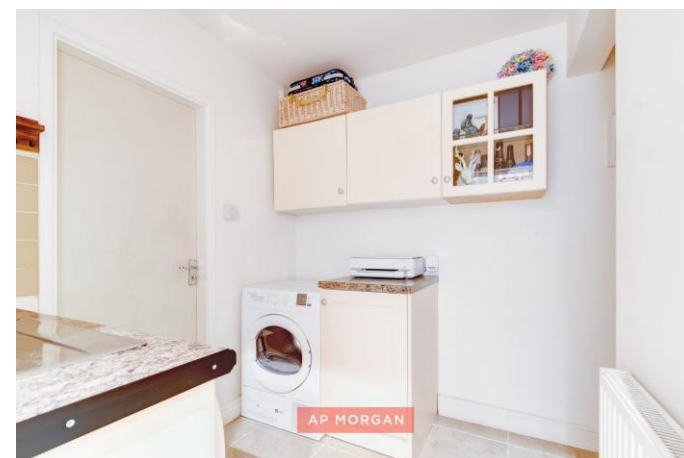
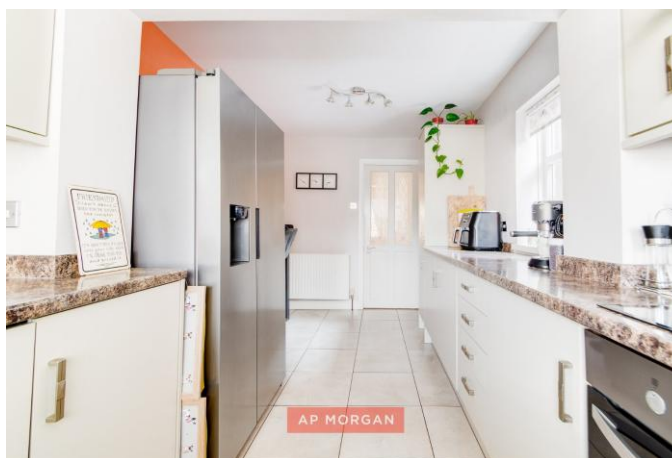
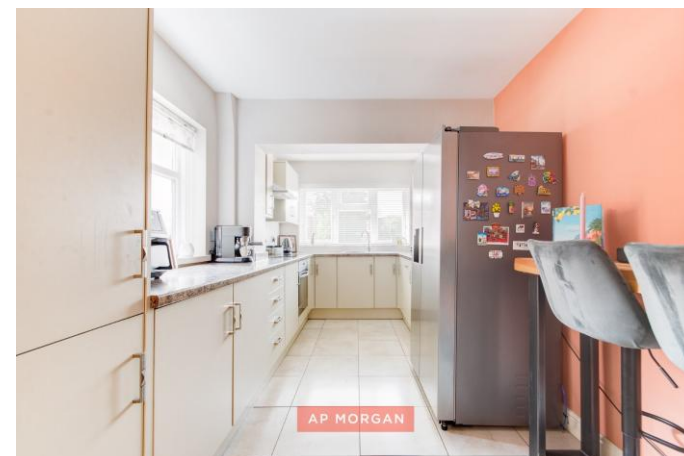
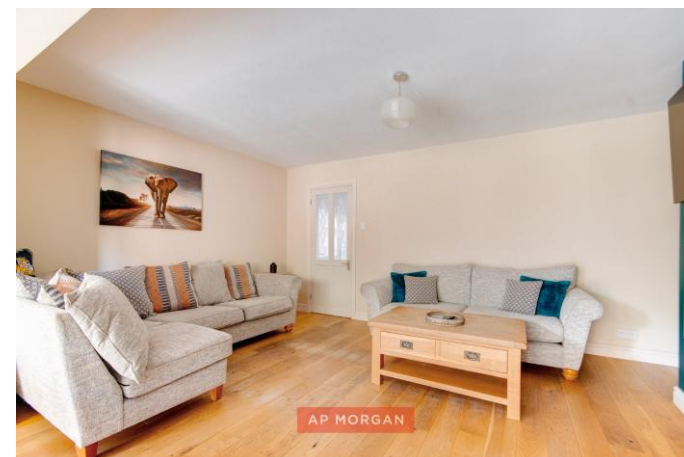
Description:

A home built for family life, ready and waiting to welcome its next chapter.

This beautifully presented three bedroom semi detached home offers an exciting opportunity for large and growing families seeking space, comfort and a location that ticks every box.

Step inside to the spacious lounge/dining room, a wonderfully sociable space warmed by an electric fireplace and flooded with natural light through double French doors that open onto the rear patio, seamlessly connecting indoor and outdoor living. The heart of the home is undoubtedly the substantial kitchen, boasting an abundance of counterspace, fitted cabinets and integral appliances included, complete with space for a breakfast bar & seating to enjoy relaxed dining. A practical utility room adds further versatility, offering additional counterspace and plumbing for freestanding appliances, with the added potential to create a convenient ground floor WC. The garage continues the versatility offering a large space for storage, hobbying or DIY with fitted storage for additional versatility.

Upstairs, the property continues to impress with two double bedrooms and one single bedroom, each benefitting from integral storage and fitted wardrobes to keep everything neatly tucked away. The well appointed family bathroom serves the household beautifully, while an en-suite shower room adds a touch of everyday luxury to the principal



bedroom. For those needing even more storage, the half boarded loft provides a valuable additional space, ideal for stashing away seasonal items or family belongings.

Outside, the versatile rear garden offers the best of both worlds with a paved patio for al fresco dining and relaxing, alongside a grass-laid lawn perfect for children and pets to play. To the front, a significant driveway provides ample space for parking multiple vehicles, a real bonus for busy family life.

Positioned perfectly for everyday convenience, this home sits within easy reach of Kinver Village, offering a charming array of shops, cafes and amenities, alongside well-regarded local schooling. Nature lovers will delight in the short walk to Kinver Edge, a stunning National Trust beauty spot ideal for weekend walks and outdoor adventures.

This truly is a home where comfort, space and location come together beautifully.

Details:

Hall

Lounge/Diner 17'6" x 16'4" (5.33m x 4.98m) Both Max

Kitchen/Breakfast Room 16'10" x 8'1" (5.13m x 2.46m)

Utility Room 9'3" x 7'11" (2.82m x 2.41m) Both Max

Garage 14'3" x 7'11" (4.34m x 2.41m)

Landing

Bedroom One 11' x 16'4" (3.35m x 4.98m) Both Max

En-suite Shower Room 2'11" x 7'11" (0.9m x 2.41m)

Bedroom Two 9'5" x 8'8" (2.87m x 2.64m)

Bedroom Three 10'3" x 7'2" (3.12m x 2.18m)

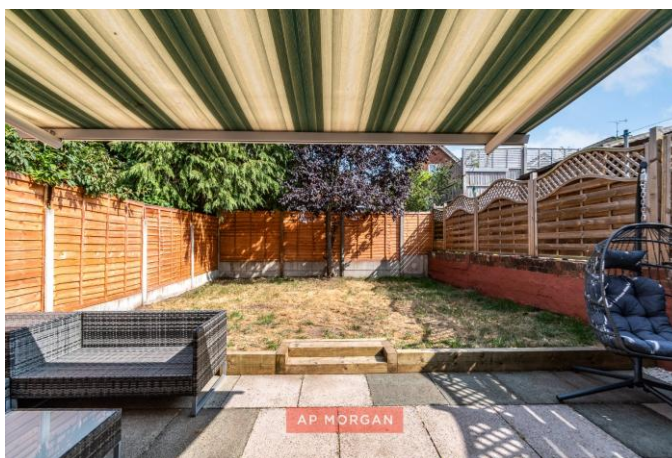
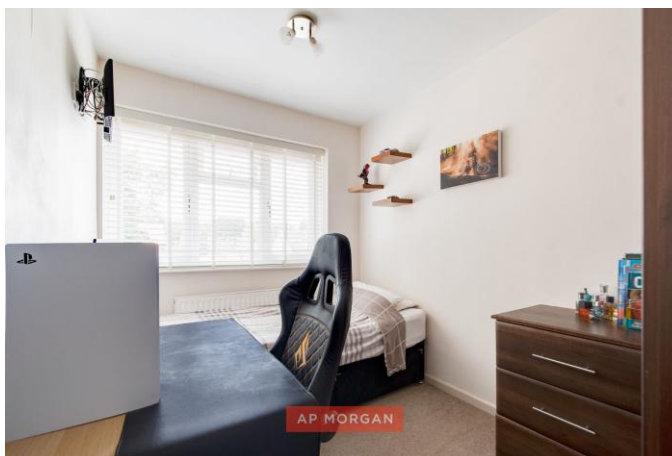
Bathroom 6'5" x 5'5" (1.96m x 1.65m)

EPC Rating: D

Council Tax Band: D (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

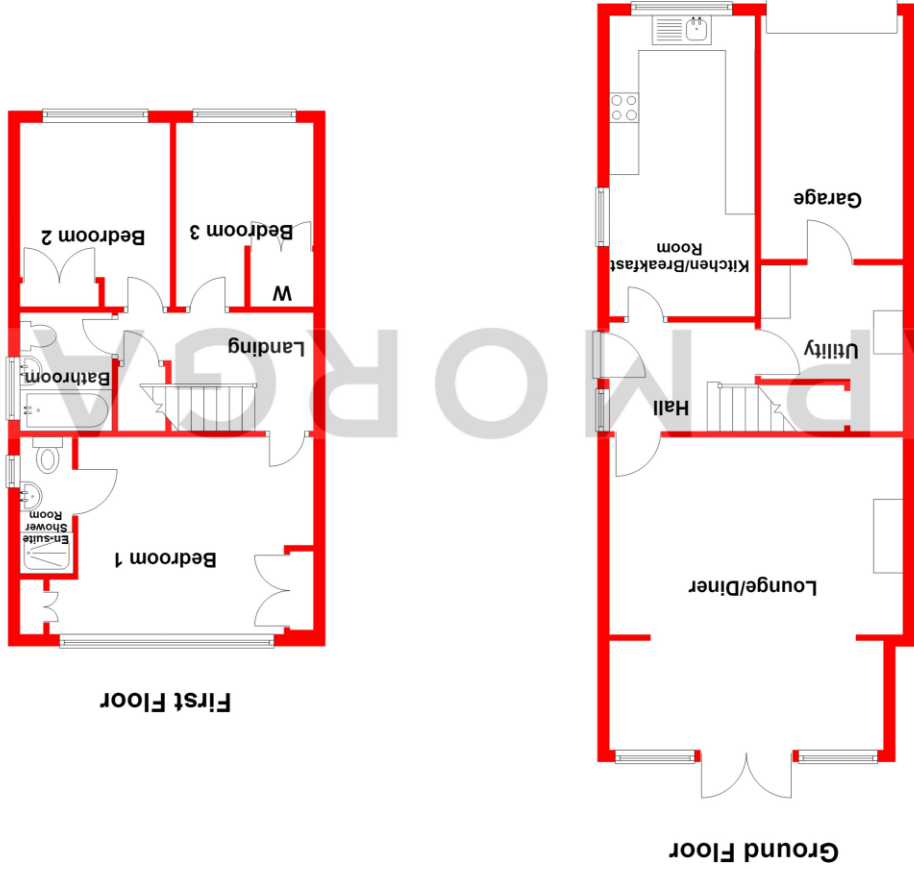
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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.