

AP MORGAN



The Grazings, Kinver, Staffordshire
Guide Price £325,000

Features:

- Detached bungalow in a quiet, sought-after Kinver location
- Two bedrooms: one double, one single
- Spacious lounge with plenty of natural light
- Rear extension started, planned as open-plan kitchen/lounge/diner
- Garage extension started, planned as a workshop
- Separate garden extension started, ideal as a gym or home office
- Full planning permissions already in place
- Large driveway with space for multiple cars

Description:

*** GUIDE PRICE £325,000 - £350,000 ***

A blank canvas in one of Kinver's quietest corners, waiting for someone to finish the story.

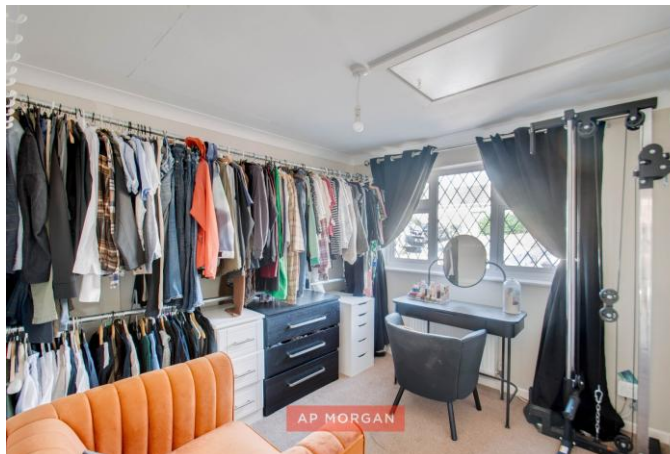
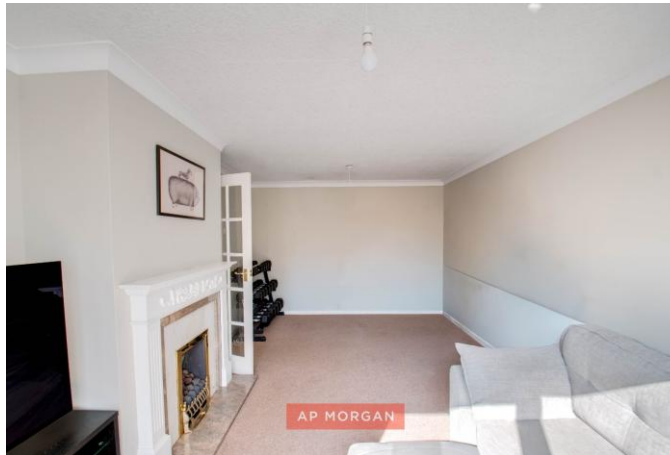
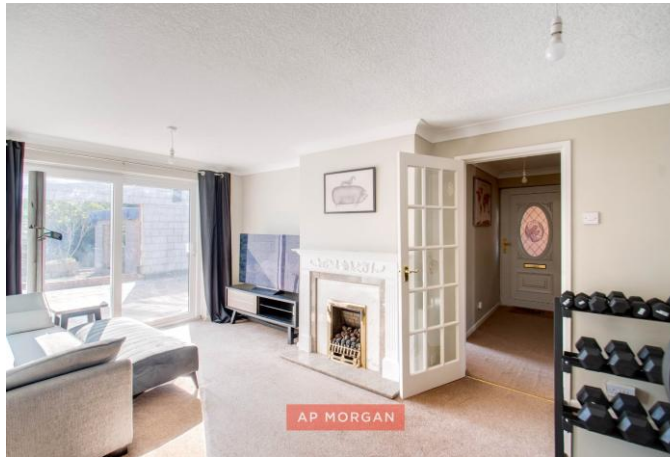
Tucked away on The Grazings in Kinver, this two-bedroom detached bungalow is a genuine project for someone who wants to make their mark. Bought originally as a renovation, the current owners have already started extending, with full planning permission in place for a redesigned kitchen, lounge and diner, a workshop off the garage, and a separate garden extension that could easily become a home gym or office. Deer and birds are regular visitors to the garden, the canal towpath and Kinver Edge are just a stroll away, and the whole street has that rare, hard-to-find sense of peace and community.

We asked them what made them buy it...

"We bought it as a project because we loved the location straight away. It's so quiet here, but there's a real sense of community too. You get deer and birds in the garden all the time, and being so close to the canal for walks, and Kinver Edge, made it feel like the best of both worlds."

What about the house itself?

"We started extending with the plan always being a big rear extension to open up the kitchen, lounge and diner into one space, plus extending the garage into a workshop and building a separate extension in the garden for a gym, or it could easily be a home office. We got all the planning permissions sorted, so it's all there ready to go."



Our agents say...

This one is all about potential. With planning permission already secured, a new owner could step straight in and finish what's been started, extra living space, an extra bathroom, even additional bedrooms, all achievable without the wait for permissions to come through. The rear garden is a proper blank canvas, and the driveway has room for multiple cars, which is not something you find on every plot in Kinver. If you've been searching for a project with the hard part already done, this is worth a look. Get in touch with AP Morgan to arrange a viewing.

Details:

Hall

Lounge 10'10" x 18'6" (3.3m x 5.64m)

Kitchen 8'11" x 10'9" (2.72m x 3.28m)

Bedroom One 10'10" x 12'11" (3.3m x 3.94m)

Bedroom Two 8'11" x 9'9" (2.72m x 2.97m)

Bathroom 5'9" x 6'8" (1.75m x 2.03m)

Unfinished Extension 1 20'2" x 19'7" (6.15m x 5.97m)

Unfinished Extension 2 7'10" x 29'4" (2.4m x 8.94m)

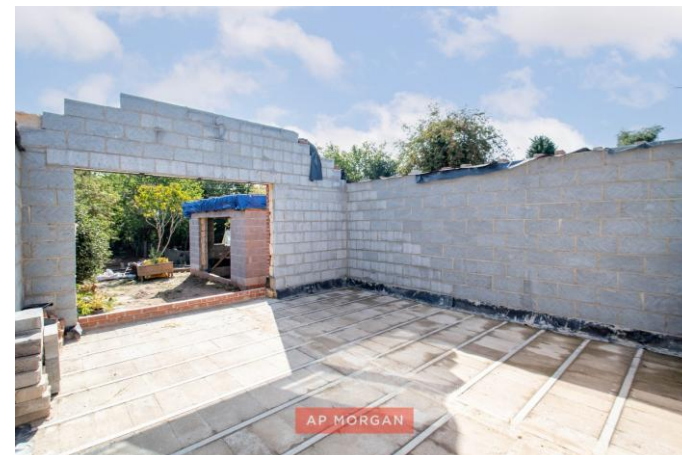
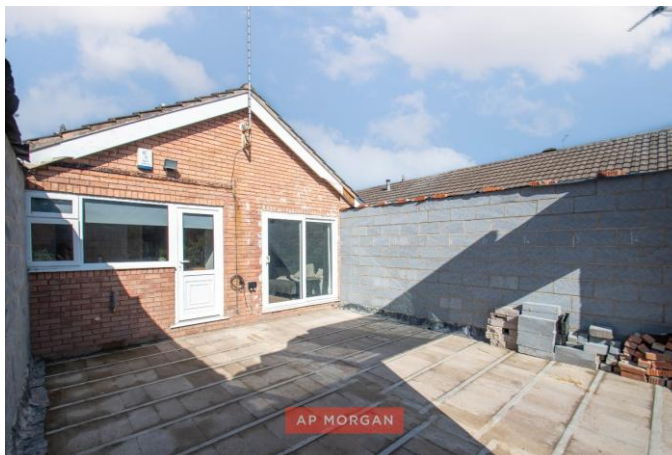
Unfinished Extension 3 8'8" x 16'1" (2.64m x 4.9m)

EPC Rating: C

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?

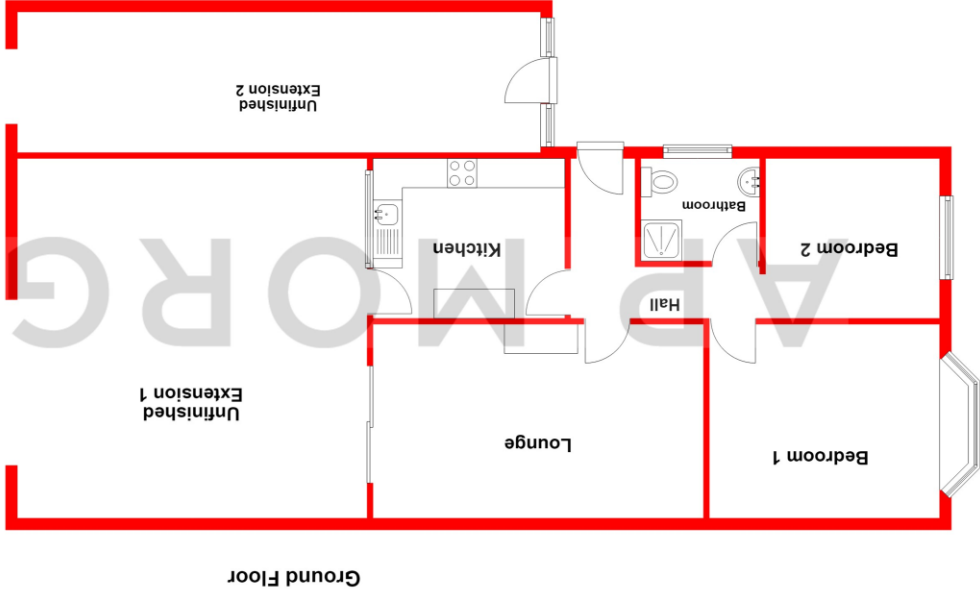
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 so 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. 132.2 sq. metres (1422.8 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 Planip.

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