



Taylors

Jenks Avenue, Kinver, Nr Stourbridge DY7 6AQ

Offers Over £325,000

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Delightfully situated within an established Kinver address, this WELL-PLANNED, THREE-BEDROOM, SEMI-DETACHED HOME presents an exciting opportunity for buyers seeking village living with everyday conveniences close at hand.

The location is a particular highlight. Popular schools are within easy reach, while Kinver's charming High Street offers a delightful selection of independent shops, cafés and local amenities. The surrounding area is equally appealing, with scenic canal-side walks and the beautiful National Trust countryside of Kinver Edge providing wonderful opportunities to enjoy the outdoors.

Arranged across two floors, and with a boarded loft space, the accommodation has GAS CENTRAL HEATING and DOUBLE GLAZING. From the porch, an approach is offered to the reception hall, from which stairs lead off to the first floor, and there are doors to the pleasant sitting room and kitchen which has a versatile pantry. In addition, there is a sun lounge and modern, contemporary-styled shower room. At the first floor, from a landing, three good bedrooms lead off, plus a cloakroom/wc.

Outside, to the front, a DRIVEWAY provides convenient off-road parking, while the enclosed rear garden offers further scope for landscaping and the creation of an attractive outdoor space.

Agents note: Planning permission has been granted for a two-storey rear extension. Further details available on request.

Porch - 1.52m x 0.79m (5'0" x 2'7")

Hall - 1.83m x 1.52m (6'0" x 5'0")

Sitting Room - 5.18m x 3.45m (17'0" x 11'4")

Kitchen - 5.18m x 2.69m (17'0" x 8'10") At widest points

Pantry - 2.34m x 0.86m (7'8" x 2'10")

Sun Lounge/Veranda - 3.96m x 1.93m (13'0" x 6'4")

Shower Room - 1.78m x 1.78m (5'10" x 5'10")

First Floor Landing - 2.87m x 1.93m (9'5" x 6'4") At widest points

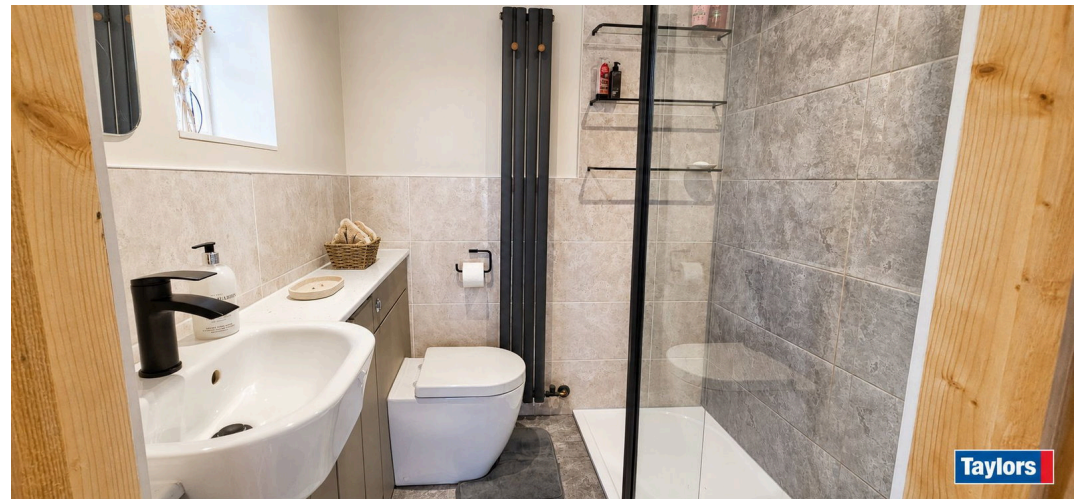
Bedroom One - 4.04m x 2.62m (13'3" x 8'7")

Bedroom Two - 3.45m x 3.1m (11'4" x 10'2")

Bedroom Three - 2.62m x 2.49m (8'7" x 8'2")

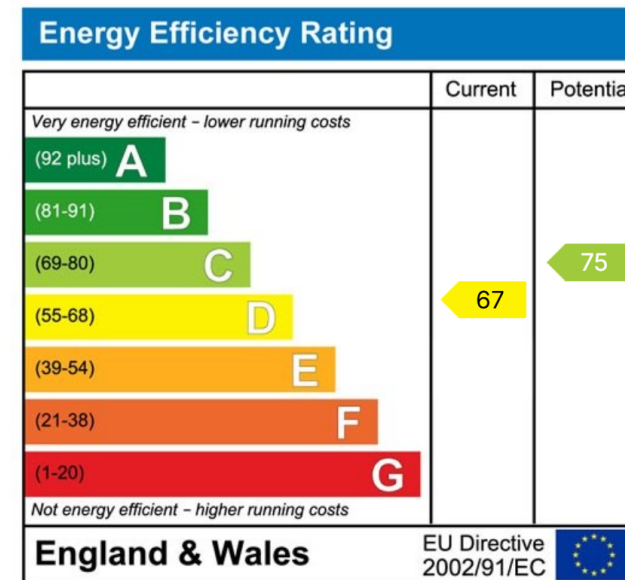
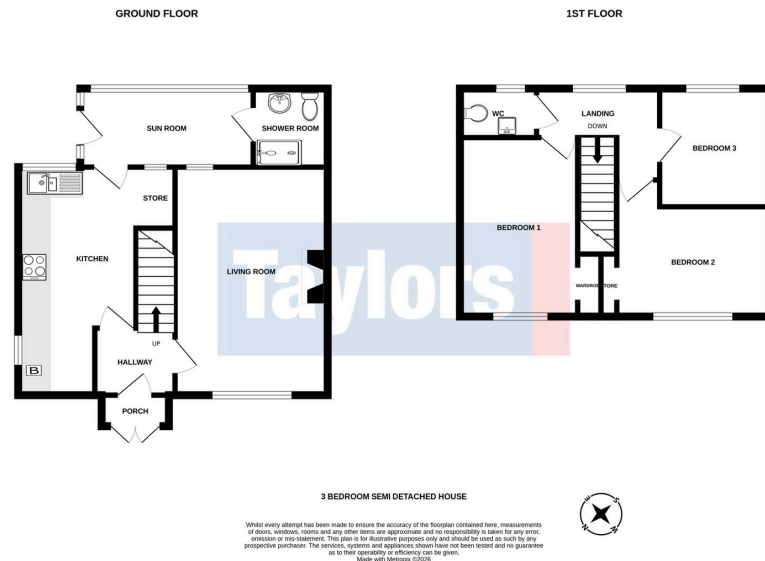
First Floor Cloakroom/WC - 1.78m x 1.04m (5'10" x 3'5")

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D





- LOVELY VILLAGE LOCATION
- PLANNING PERMISSION FOR REAR EXTENSION
- MODERN SHOWER ROOM
- NOT FAR FROM GREAT SCHOOLS
- THREE BEDROOMS
- WIDE DRIVE
- VIEWING STRICTLY BY APPOINTMENT



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.