



EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN THE REGION OF

£264,950
Comber Grove

Kinver, DY7 6EY

PROPERTY SUMMARY

A large two bedroom ground floor apartment within the sought-after Kinver Mount development, set in beautifully maintained communal grounds and within easy reach of Kinver High Street and its amenities. The property offers a spacious layout including a breakfast kitchen with integrated appliances, a generous living/dining room and two double bedrooms (the master benefiting from an en-suite shower room) as well as having an allocated parking space within a gated residents' car park. A particular advantage of Kinver Mount is its resident-managed approach to maintenance, with costs carefully overseen by a small committee of resident owners rather than an external managing agent. The current service charge is £2,022 per annum and includes buildings insurance. Available with no upward chain. EPC = D

2

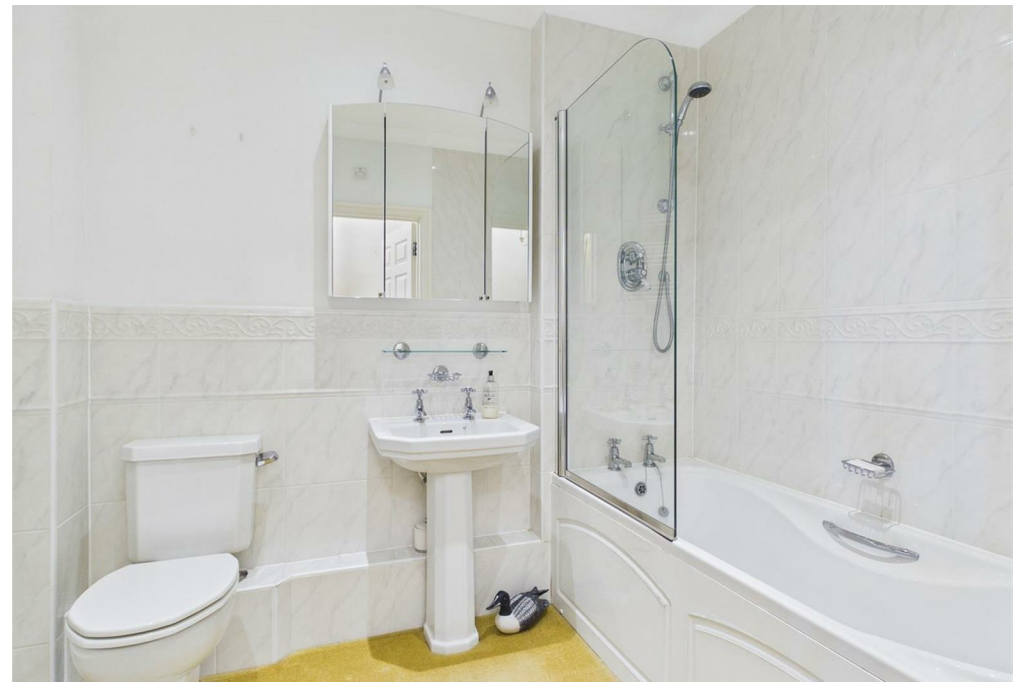


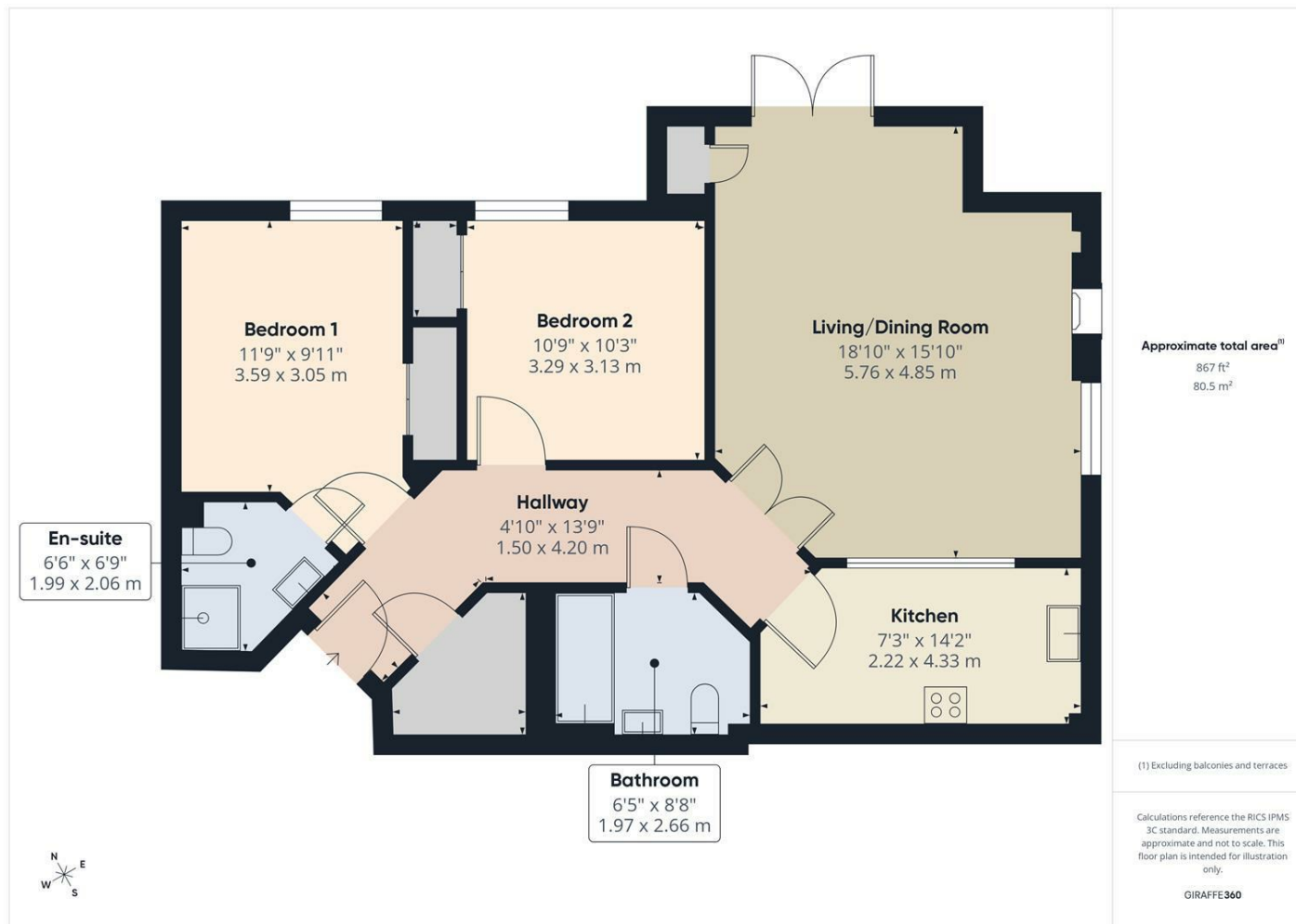
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LOCAL AUTHORITY
South Staffordshire

TENURE
Leasehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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SALES & LETTINGS

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