

# HUNTERS®

HERE TO GET *you* THERE



## High Street

Kinver, Stourbridge, DY7 6ER

£400,000



Council Tax: D





# Riverside Court, High Street

Kinver, Stourbridge, DY7 6ER

£400,000



## Front Of The Property

With a communal ornate courtyard, mature shrub borders and path to the front door.

## Entrance Hall

With an oak door leading from the front, stairs to the first floor landing, doors to rooms, oak floor Heater.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to front and a built in storage cupboard.

## Kitchen Breakfast Room

12'5" x 7'9" (3.8 x 2.37)

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, integrated oven, electric hob, integrated extractor fan, integrated washing machine, double glazed window to front, recessed spotlights, space for breakfast table, tiled floor and a plinth heater.

## Lounge

11'10" x 16'4" (3.63 x 4.99)

With a door from the entrance hall, double glazed window to rear, electric fire, tiled hearth and wooden mantle, double glazed door to rear, oak floor and a storage heater.

## Landing

With stairs from the entrance hall, doors to rooms and airing cupboard housing hot water tank.

## Bedroom One

11'10" x 10'2" (3.63 x 3.11)

With a door from the landing and to the en suite, mirror fitted built in wardrobes, double glazed window to rear, and a storage heater.

## En Suite

With a door from bedroom one, bath, WC, wash hand basin, part tiled walls, tiled floor, double glazed window to rear and a heated towel rail.

### Bedroom Two

8'10" x 7'5" (2.71 x 2.28)

With a door from the landing and to the en suite, double glazed window to front, and an electric wall mounted heater.

### En Suite

With a door from bedroom two, shower cubicle, WC, wash hand basin, part tiled walls, extractor fan and a chrome heated towel rail.

### Parking

With an allocated parking space.

### Garden

With a double glazed door from the lounge to a decked balcony, steps down to patio overlooking the river and lawn beyond.

### Agents Note

We have been informed of an approx. £1,400 annual charge for grounds work and buildings insurance.



Road Map



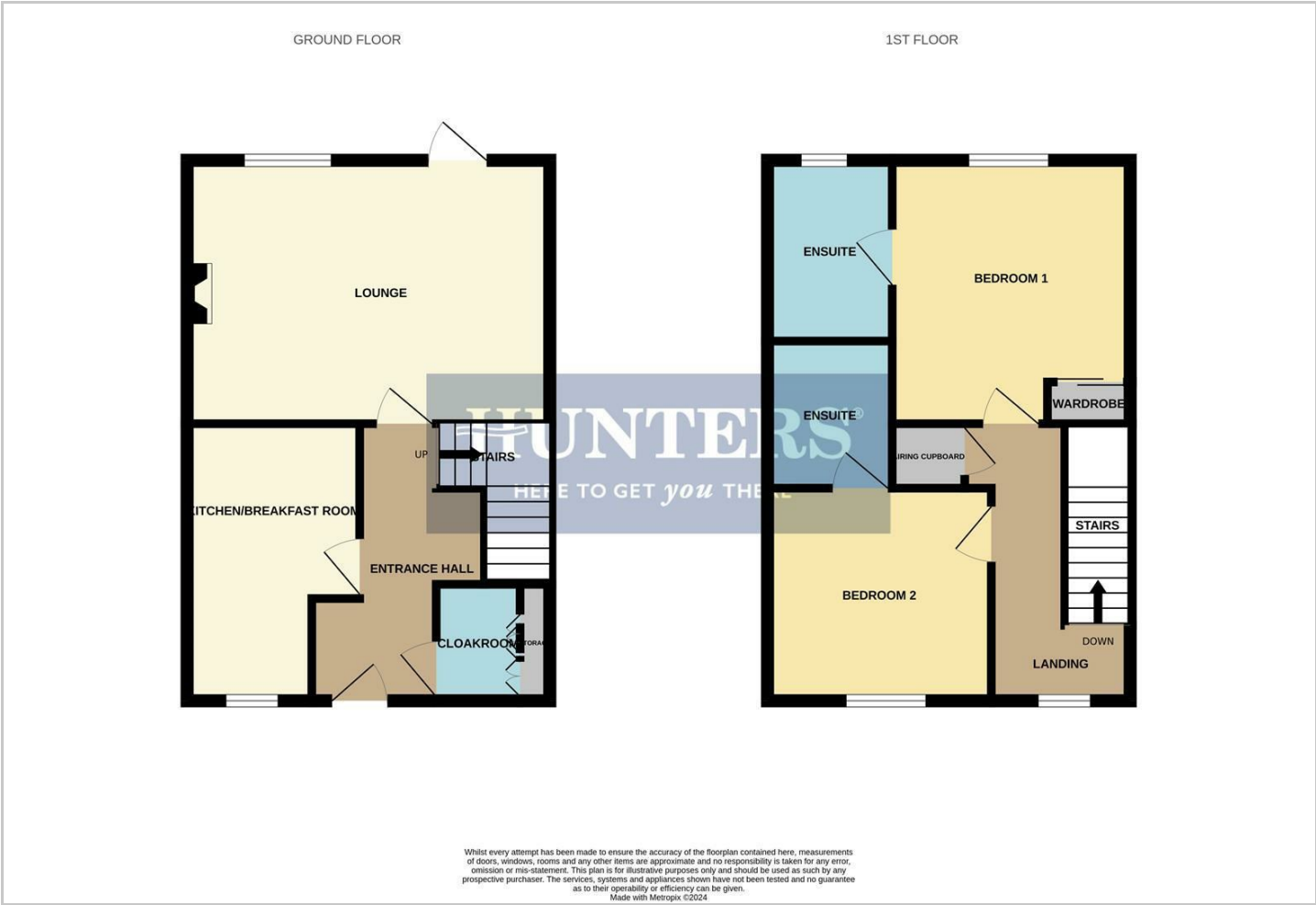
Hybrid Map



Terrain Map



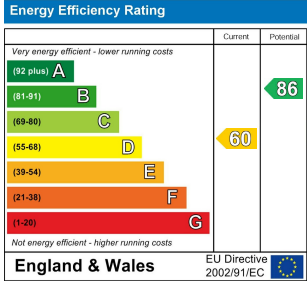
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.