



RE/MAX
Prime Estates



25 Edge View Walk, Stourbridge, DY7 6AX

Offers in the region of £285,000

Nestled within the charm of the ever popular village of Kinver, this three-bedroom semi-detached family home offers a thoughtfully planned layout with the added warmth of gas central heating and the comfort of double glazing. The residence greets you with a welcoming reception hall, leading to a generously sized sitting room that seamlessly connects to a delightful conservatory, providing an ideal space to unwind and relish the scenic farmland views.

Further enhancing the living experience is a separate dining room, creating a versatile setting for various occasions. The light wood-styled kitchen adds a touch of modernity, while a side hall/porch contributes to the overall convenience of the home.

Ascending to the first floor, you'll find three bedrooms, offering comfortable spaces for rest and relaxation. A modern white bathroom, accompanied by a separate WC, caters to the family's needs.

Externally, the property boasts a wide drive recess for ample parking, a front terrace for outdoor enjoyment, and a lovely rear garden that extends the living space outdoors, backing onto and providing views of picturesque countryside and farmland.

Approach

With recessed tarmacadam driveway to front, steps leading to further front garden with shrub borders and pathway to front and side access doors

Entrance Hall

With a door leading from the front access, doors to various rooms and stairway access to the first floor

Kitchen 13 x 5'7 (3.96m x 1.70m)



With doors leading from the rear garden and dining room, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap, a central heating radiator and a double glazed window to the rear

Dining Room 12'1 x 8'10 (3.68m x 2.69m)



With doors leading from the entrance hall and kitchen, access to under stairs storage cupboard, a central heating radiator and a double glazed window to the front

Lounge 18'3 x 10'7 (5.56m x 3.23m)



With a door leading from the entrance hall, a double opening door to the conservatory, fireplace with decorative surround, a central heating radiator and a double glazed window to the front

Conservatory 12'1 x 9'1 (3.68m x 2.77m)



With a door leading from the lounge, double glazed windows to side and rear and a door leading to the garden.

Landing

With stairs leading from the entrance hall, doors to various rooms

Bedroom One 12'5 x 10'5 (3.78m x 3.18m)



With a door leading from the landing, a central heating radiator and a double glazed window to the front

Bedroom Two 12'5 x 10'5 (3.78m x 3.18m)



With a door leading from the landing, a central heating radiator and double glazed window to the front

Bedroom Three 10'2 x 6'10 (3.10m x 2.08m)



With a door leading from the landing, a central heating radiator and a double glazed window to the rear with views over farmland

Bathroom



With a door leading from the landing, tiled surround bath with shower over, hand wash basin with cupboards below, a central heating radiator and a double glazed window to the rear

WC



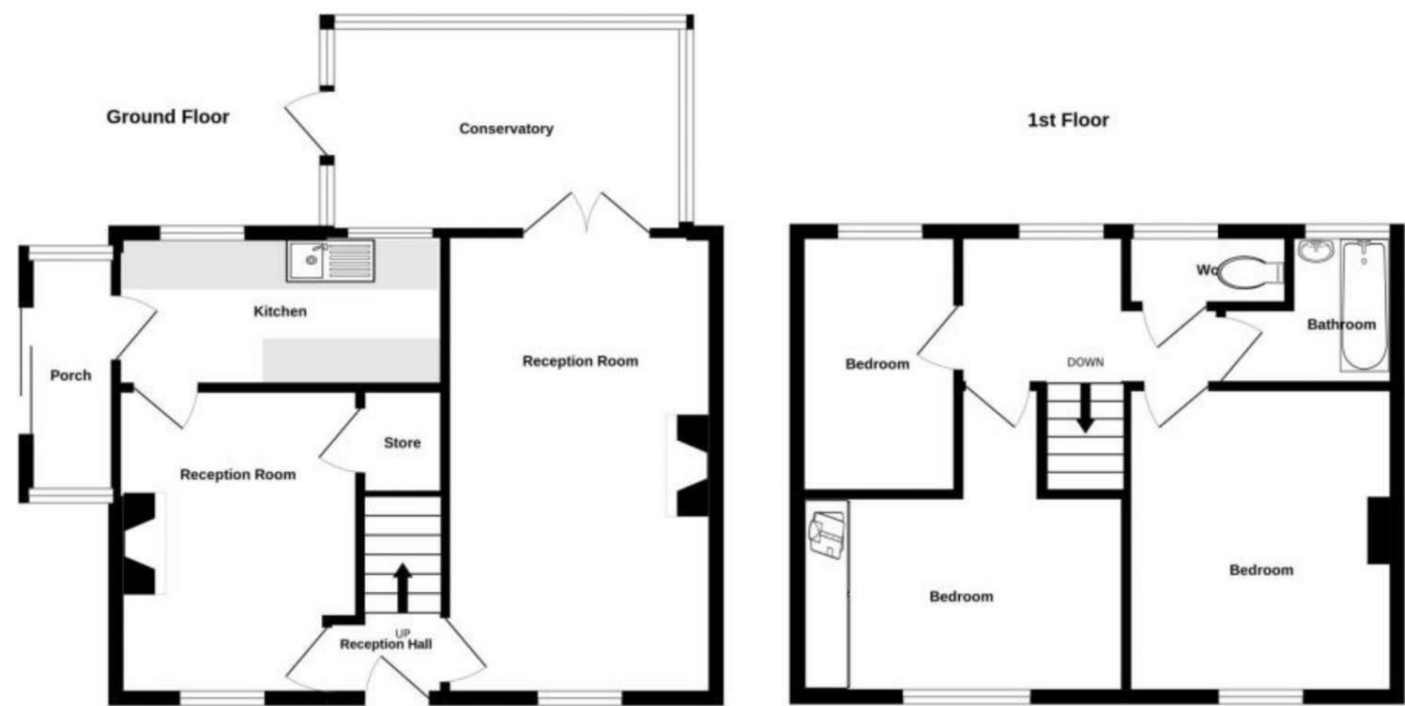
With a door from the landing, tile surround with WC

Garden



With a patio area to the front, paved pathway leading to lawn area and further raised decking area to the rear

Floor Plan

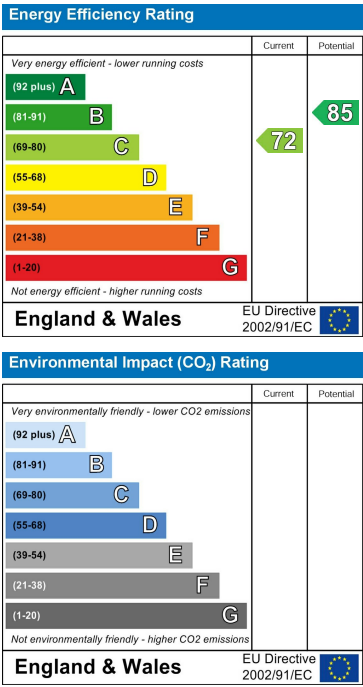


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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