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22 Laburnum Close, Kinver, Stourbridge, DY7 6BJ

**** DETACHED BUNGALOW NESTLED IN KINVER VILLAGE ****

This charming two double bedroom detached bungalow has been truly well maintained by the current owners & offers tremendous spacious accommodation on offer. Nestled just off 'Envile Road' on a peaceful quiet cul de sac you are surrounded by local amenities & picturesque walks on your doorstep. In brief the property comprises; porch, entrance hall, lounge/diner, kitchen, two bedrooms, shower room & separate w.c. To the rear is a peaceful garden along with parking & a garage to the side. Call today to arrange your viewing.



Approach

Driveway to the side providing off road parking.

Porch

Giving access to the entrance hall.

Entrance Hall

Doors off to all accommodation, airing cupboard, loft access.

Lounge/Diner

21'7" x 14'3" (6.60 x 4.36)

Centred gas fireplace with surround, patio doors open into the garden, double glazed window to rear, two central heated radiators.



Kitchen

10'5" x 6'0" (3.20 x 1.83)

Modern fitted kitchen with a variety of wall and base units, integrated goods including fridge/freezer & dishwasher, double electric oven, induction hob with extractor, sink and drainer, double glazed window to side.

Bedroom 1

10'11" x 10'10" (3.33 x 3.31)

Double glazed window to front, central heated radiator.



Bedroom 2
10'5" x 10'0" (3.20 x 3.07)

Double glazed window to front, central heated radiator.

Shower

Shower, wash hand basin, double glazed window to side, central heated radiator.

W.C

Wash hand basin, w.c, double glazed window to side.

Garden

A private & peaceful rear garden offering a covered patio area, steps lead upto to a further pergola seating section with a border of mature shrubs throughout, access can also be found into the garage.

Garage

Up & Over door to front with power & lighting throughout.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee

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GROUND FLOOR

Garage

LOUNGE/DINER

KITCHEN

SHOWER ROOM

ENTRANCE HALL

WC

BEDROOM 1

BEDROOM 2

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