



**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 tarmac 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**



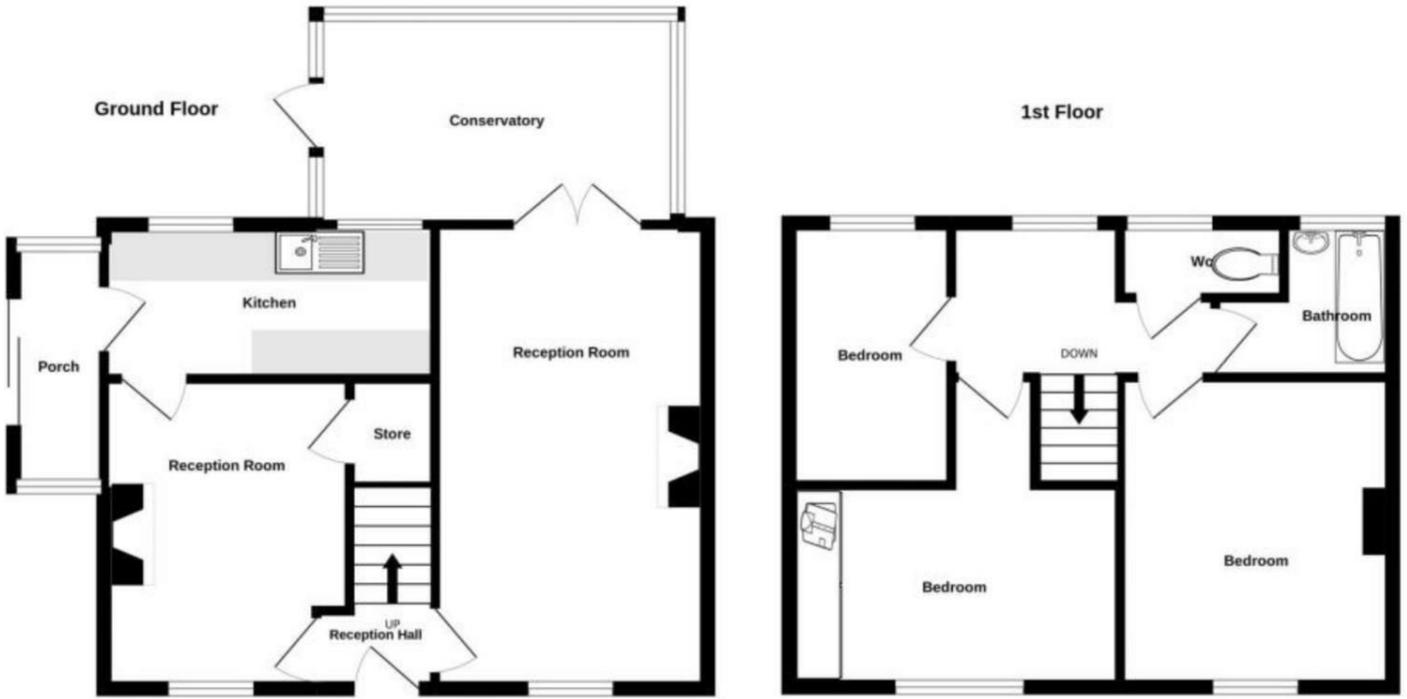
With a door from the landing, tile surround with WC

**Garden**



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

# Floor Plan

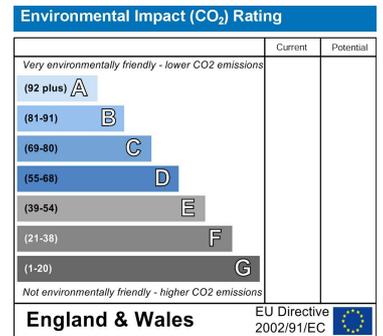
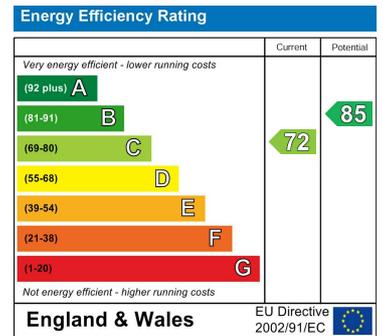


Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.