



**HYDE CLOSE, OFF HYDE LANE,
KINVER, SOUTH STAFFS DY7 6BD**





CONTEMPORARY STYLE KITCHEN

With UPVC double glazed window to the rear and being furnished with an excellent range of "high gloss" cupboard fronted units, with the base cupboards and drawers being surmounted by expensive "moulded" work surfaces which incorporate a one and a half bowl sink with mixer tap above. In addition there is a "full sized" dishwasher, built-in double oven with combination microwave above, and to a far wall with a "hotel style" breakfasting area incorporating display shelving around an integrated coffee maker. There are tall cupboard units upon either side, to the left including a built-in fridge with separate freezer compartment beneath. Centrally placed, an "island" has a variety of storage upon either side, including wine cooler and display shelving. Upon the surface area there is an induction hob with an integrated "downward" extractor. Array of recessed ceiling lights, two conventional ceiling light points and with a "stable style" door to the side.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

LANDING

With loft access point, two ceiling light points and with doors radiating off;

BEDROOM ONE 12' 7" x 11' 0" (at widest points)

With a UPVC square paned styled double glazed window to the front and being comprehensively furnished with an excellent range of "cream" furniture including wardrobes, bedside cabinets, chest of drawers and a recess suitable for a television and display. There is also a dressing table. Central heating radiator, ceiling light point and with a door to the;

FEATURE ENSUITE 12' 0" x 6' 3"

Impressive in both size and appointment, with two UPVC double glazed windows at the rear and with a four piece arrangement including a DEEP ALMOST CIRCULAR BATH of a whirlpool style having a tiled frame surround, and with complementary full height wall tiling continuing to both the low level WC and to the "winged" hand wash basin which presides above a double door vanity cupboard. There is also a corner shower enclosure, central heating radiator, tiled floor and recessed ceiling lighting.

BEDROOM TWO 11' 5" x 10' 5"

With a large UPVC double glazed window enjoying a view to the rear, central heating radiator, ceiling light point and with a bi-fold door to;

ENSUITE

Appointed with a white suite to include a tiled shower recess having clear glazed shower screen door and tiling at full height forming a surround to both the pedestal wash hand basin and low level WC. Tiled floor and with recessed ceiling lighting.

BEDROOM THREE 13' 7" x 8' 1"

With a UPVC square paned styled double glazed window to the front, central heating radiator and ceiling light point.

BEDROOM FOUR 12' 3" x 8' 7"

With a UPVC square paned styled double glazed window to the front, central heating radiator and ceiling light point.

HOUSE BATHROOM 9' 1" x 5' 4"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a bath having shower over, complementary clear glazed shower screen and with full height splashback tiling around the bath continuing to both the low level WC and to the "winged" hand wash basin that presides above a double door vanity cupboard. Central heating radiator, tiled floor, coving to the ceiling and with recessed ceiling lighting.

With an external approach, and therefore effectively independent of the principal property, there is an;

DETACHED GRANNY ANNEXE/TEENAGE FLAT

Which is seen to briefly comprise;

A UPVC door with inset ornate double glazing opens to;

GENEROUS LIVING SPACE WITH BEDROOM 20' 5" x 15' 6" (when measured at widest points)

Effectively "open plan" and having two UPVC square paned styled double glazed windows to the front. The internal space is arranged in three parts with a sitting room, bedroom and defined kitchen area which includes an expanse of work surface having cupboards below together with Belfast styled sink having mixer tap. There is also a variety of appliance space with cooker position, and suitable space and plumbing for an automatic washing machine. There are also two central heating radiators, an array of recessed ceiling lights, a loft ladder approach to a loft area which presents for versatile storage and with a door opening to a;

SHOWER ROOM

With a fully tiled shower recess having sliding door approach, low level WC and with a "trough styled" hand wash basin presiding above a double door vanity cupboard. Shaver connection socket, extractor fan, tiled floor and with recessed ceiling lighting.

MISREPRESENTATION ACT 1967

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GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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Agents contact details:

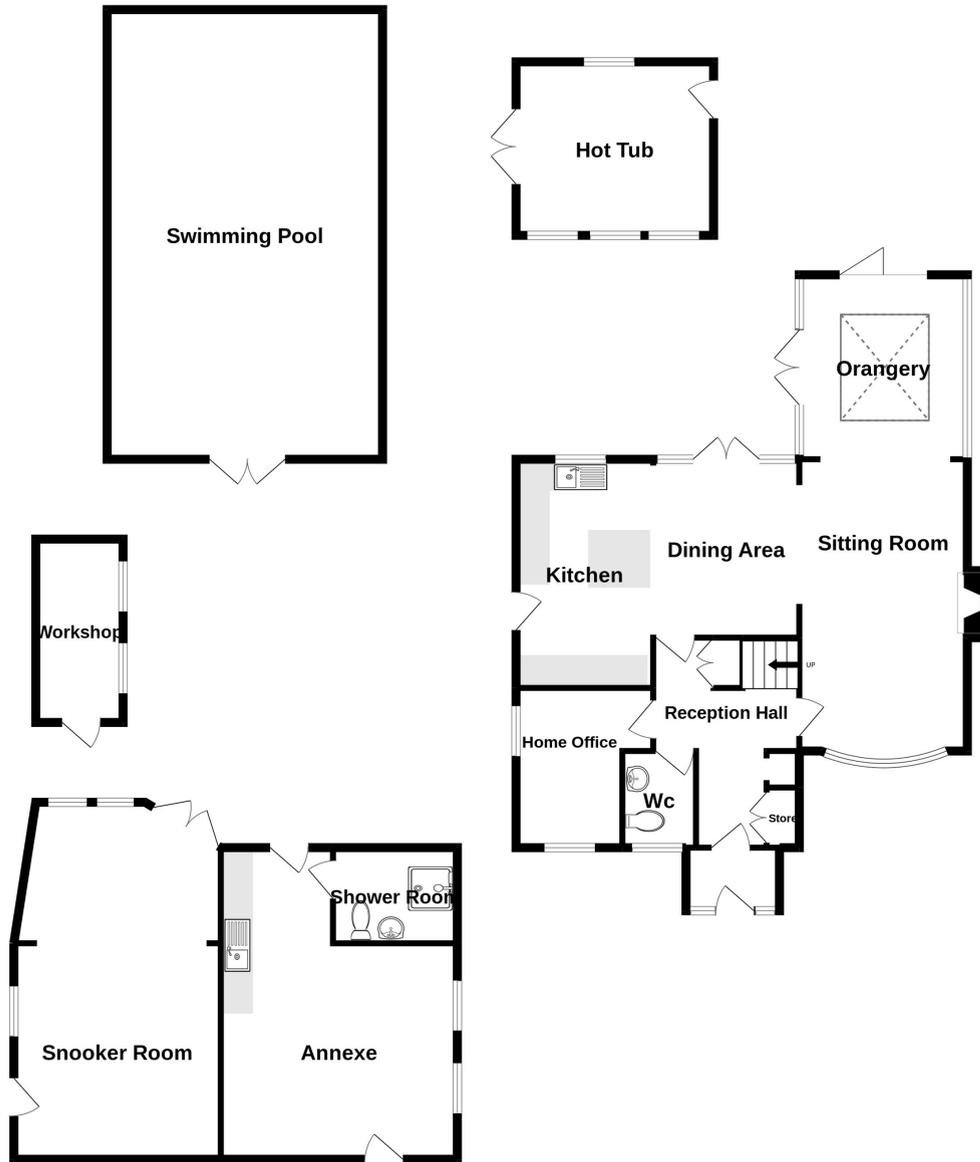
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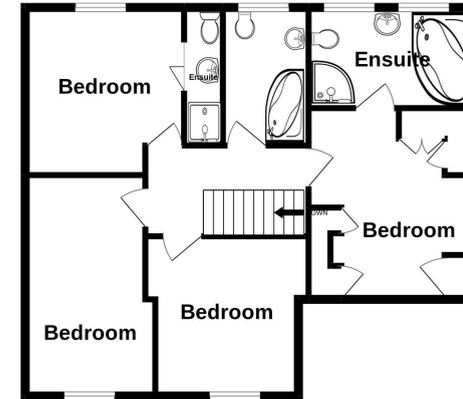
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Ground Floor



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1st Floor



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