



16, Dunsley Road, Kinver, DY7 6NA

**** LOOKING TO UPSIZE? THIS IS THE ONE FOR YOU ****

This detached family home located in the picturesque village of Kinver is truly ideal for the growing family. Offering an incredible amount of accommodation along with spacious and well proportioned rooms, this truly is a must view. Having been modernised and well maintained by the current owner, Dunsley Road offers turn key ready accommodation. In brief the property comprises of; porch, reception hall, lounge, sitting room, kitchen/diner, utility, snug and w.c. To the first floor is the master bedroom with en-suite, further bedroom with en-suite as well as family bathroom and two double bedrooms. To the second floor is bedroom 5. Outside you will find a tremendous peaceful garden that is a true asset to the property along with off road parking and garage to front. Call us today to arrange your viewing today.

Price £825,000



Approach

Driveway to front providing off road parking for multiple vehicles, border of mature shrubs.

Porch

Tiled flooring, leading into the reception hall.

Reception Hall

A warm and welcoming hall with doors radiating off, large under stair storage, central heated radiator.

Lounge 30'0" x 12'11" (9.16x3.95)

Patio doors lead open into the garden, fireplace with surround, four double glazed windows to side, three central heated radiators, spot lights.

Sitting Room 12'11" x 12'11" (3.96x3.95)

Double glazed bay window to front, central heated radiator.

Kitchen/Diner 25'3" x 11'11" (7.72x3.64)

With a door leading from the reception hall, fitted with a range of wall and base units, Quartz work surfaces with matching splashback, stainless steel cooker hood, space for range cooker, integrated dishwasher and freezer, inset sink, double glazed window to rear, space for dining table, doors to rooms and two central heating radiators.

Playroom/Snug 18'4" x 9'5" (5.60 x 2.89)

Skylight letting that natural light flood in, central heated radiator, spot lights, access to garage.

Utility Room 15'8" x 9'4" (4.80 x 2.87)

Wall and base units, plumbing for washing machine and dryer, sink and drainer, central heated radiator, double glazed window to rear, access to garden.

W.C

Wash hand basin, w.c, tiled flooring, central heated radiator.

Landing

A bright and open landing with doors radiating off, stairs rising to second floor, double glazed window to front, central heated radiator, airing cupboard.

Master Bedroom

With a door leading from the landing, double glazed bay window to front, fitted wardrobes, spotlights, door to en suite, three central heating radiators.

En-Suite

Shower, wash hand basin, w.c, tiled flooring, spot lights, heated towel rail, double glazed window to side.

Bedroom 2 15'8" x 13'5" (4.80 x 4.10)

Double glazed window to rear, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, spot lights, tiled flooring, heated towel rail.

Bedroom 3 22'5" x 9'4" (6.85 x 2.86)

Double glazed window to front & rear, central heated radiator.

Bathroom

P shaped bath with shower over, wash hand basin, w.c, double glazed window to front, spot lights, central heated radiator.

Bedroom 4 12'11" x 11'6" (3.96 x 3.51)

Double glazed window to rear, central heated radiator.

Second Floor Landing

Door off to bedroom 5.

Bedroom 5

Skylight windows to sides and rear, door to large eaves storage area and a central heated radiator.

Garage

With a garage door to front, power, light and door to the study.

Rear Garden

With double glazed patio doors from the lounge, to a patio with power points and outside tap, steps leading up to lawn with mature shrub borders, path to rear with feature garden pond, and a further secluded patio with pagoda, here is also a lawn beyond with space for a vegetable patch, a garden shed and summerhouse.

The Location

Kinver village is a popular destination for those wanting to enjoy a semi rural location but with the convenience of local amenities. The village provides schooling for all age ranges as well as a good selection of independent shops, pubs and eateries. Lying adjacent to the National Trust owned Kinver Edge, the village provides easy access to beautiful countryside whilst also being well placed for commuting to Birmingham, the Black Country and North Worcestershire. Being approximately 20 miles west of Birmingham, 13 miles south of Wolverhampton and 20 miles north of Worcester, Kinver is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away and the main line train station in Stourbridge has regular services to and from Worcester, Malvern, Birmingham and London.

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.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

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 £240 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.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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 does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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