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Stone Lane
Kinver

Stone Lane, Kinver, Stourbridge DY7 6EG

This surprisingly spacious, much improved and well-presented 4 Double Bedroom (2 En-Suite) Detached Family Home has been thoughtfully extended and re-appointed and enjoys a tucked away position set behind Stone Lane (accessed from Foster Crescent) with a delightful south facing aspect and a stunning view making for a great backdrop and is ideally placed for Village Schools.

The property is ideally located in the sought after and historic Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful Countryside Walks and the Village itself with its range of amenities, restaurants and pubs.

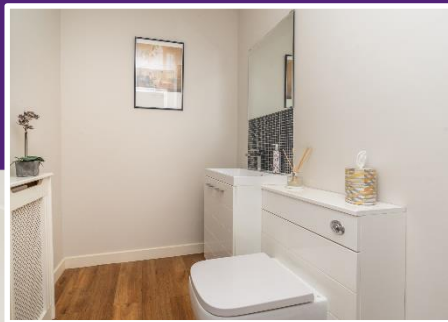
With gas central heating and UPVC double glazing, the property is further enhanced by solar panels to the main roof and stands in generous Grounds with Block Paved Driveway providing excellent off road parking, together with a Detached Double Garage at the front, long fore garden and good size mature Rear Garden having additional pedestrian rear access to Stone Lane.

Briefly comprising: Porch Entrance, Reception Hall, Guest Cloakroom, Through Lounge, Separate Sitting Room, Refitted Dining Kitchen, Refitted Utility Room, Landing, Master Bedroom with En-Suite, Guest Bedroom with En-Suite, 2 further Double Bedrooms and refitted House Bathroom.

OVERALL, A SUBSTANTIAL, GREATLY IMPROVED FAMILY HOME – IDEAL FOR THOSE LOOKING FOR A VILLAGE LIFESTYLE – MUCH LARGER THAN FIRST IMPRESSIONS AND WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE.

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On the Ground Floor there is a Porch Entrance opening to the Reception Hall with oak laminate floor, side fixed screen, recessed ceiling lights and stairs leading off to the 1st Floor.

A Guest Cloakroom leads off with a white suite including wc with concealed cistern, wash basin with tile splash back and vanity cupboard below and recessed ceiling lights.

There is a generous size Sitting Room, to the front, having a marble style mantel fireplace with hearth and inset fire, built-in cupboards and display shelving and front bow window.

The through Lounge is also a generous size room with Limestone mantel fireplace having hearth and inset fire, 2 ranges of base cupboards, recessed ceiling lights, bow window to front and rear doors to the Garden.

Glazed doors from the Reception Hall open to the refitted Dining Kitchen which has a range of cream gloss wall and base cupboards, quartz worktops and upstands, sink and mixer tap, integrated Neff combination oven with microwave/grill and warming drawer below, additional integrated oven, integrated fridge and dishwasher, centre island with quartz top forms breakfast bar with cupboards below and Neff ceramic hob having cooker hood over, oak laminate floor, rear window and doors to Garden, 2 vertical radiators, recessed ceiling lights, under cupboard lights and Dining Area with table space.

An archway and door leads to the refitted Utility Room having a range of white base cupboards, grey worktops, sink and mixer tap, tall cupboard housing the Worcester gas central heating boiler, 2 high level side windows, recessed ceiling lights and includes freestanding fridge, fridge freezer and washing machine.



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On the 1st Floor there is a Landing with spindle balustrade to stairs, side window, recessed ceiling lights, loft access and Airing Cupboard with hot water cylinder.

The Master Bedroom Suite has its own Entrance Area with side window, loft access, door to En-Suite and arch opening into the Bedroom which is a generous size having a range of 3 double wardrobes, dressing table with drawers and window to front. The En-Suite has been refitted with a modern white suite to include a large corner shower cubicle with curved screen doors and waterfall shower, semi-recessed basin with vanity cupboard below, wc with concealed cistern, side window, recessed ceiling lights, extractor and chrome ladder radiator.

Guest Bedroom 2 is also a double room and this enjoys a delightful view to the rear and its own En-Suite Shower Room having corner shower cubicle with curved screen doors, basin with maple style vanity cupboard below, wc with maple style concealed cistern, tiled walls, window and recessed ceiling lights.

There are 2 further Double Bedrooms both with a range of wardrobes and a refitted House Bathroom having a modern white suite including bath with waterfall shower over and side screen, semi-recessed basin with vanity cupboards below, wc with concealed cistern, chrome ladder radiator, side window and recessed ceiling lights.

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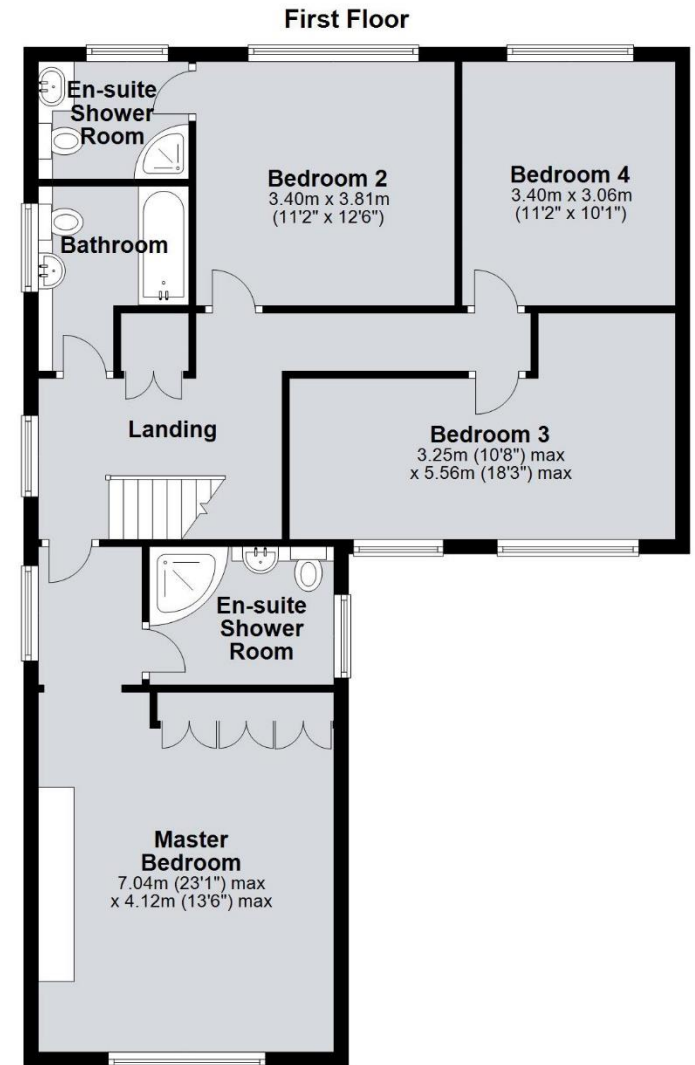
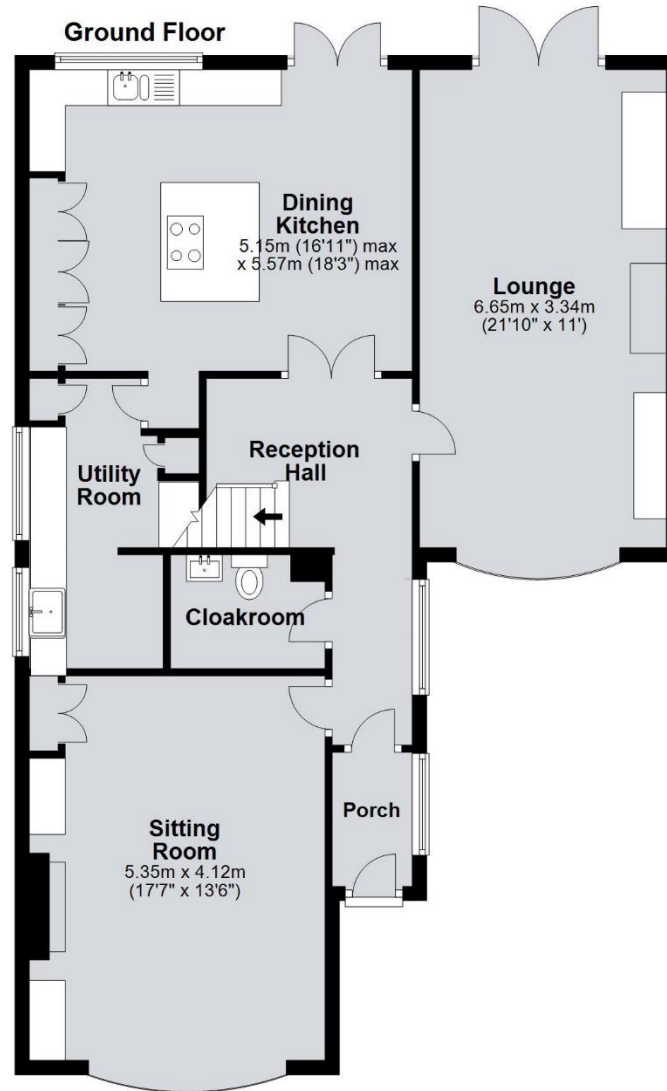
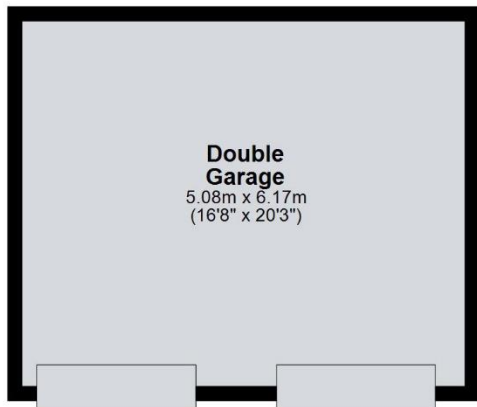
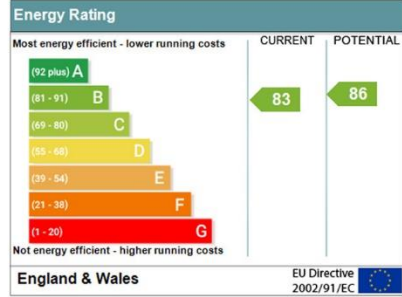
Outside to the front there is a Detached Double Garage having 2 up and over doors and strip lights. There is a good size Block Paved Driveway providing excellent off road parking and a long fore garden with block paved pathway dividing the lawn with side hedging and borders.

The Rear Garden enjoys a southerly aspect having a wide paved patio with side gate and pathway to front. There is a shaped top lawn with shrub borders and the lawn slopes to the rear and there is a left side path leading down the garden. There is a rear gate to an additional area with shed and there is a right of way with gated access to Stone Lane.

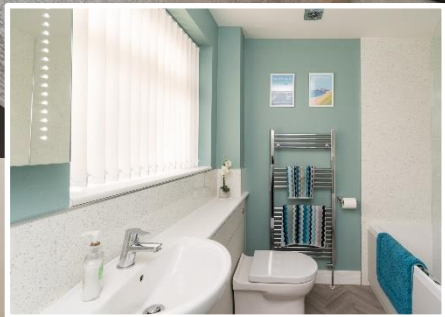
The property is accessed by turning into Foster Crescent from Stone Lane and after approximately 150 yards on the right hand side, there is a road sign (Stone Lane 12 -18 evens, The Gables, Squirrel Lodge) with Driveway leading along to the property.

Tenure: Freehold
Council Tax Band: G





Approximate Gross Internal Floor Area:
 Ground Floor: 94sq m, 1011sq ft
 First Floor: 88sq m, 947sq ft
 Garage: 31sq m, 334sq ft



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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