



Dunsley Manor Farm Barns, Dunsley Road, Kinver, DY7 6LX

HUNTERS
EXCLUSIVE



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Set behind electric gates within this private development of four barn conversions, this beautifully presented and expensively appointed three bedroom semi detached family home comprises: welcoming entrance hall with useful storage, cosy lounge with multi fuel stove and solid wood flooring, stunning re fitted open plan kitchen dining room with integrated appliances and feature centre island, separate utility room, ground floor WC, good size landing with space for home office, master bedroom with modern re fitted en suite shower room, two further bedrooms, modern fitted family bathroom, gorgeous well maintained private south facing rear garden with lovely open field views to the rear and a driveway providing off road parking for multiple vehicles. Located on the countryside fringes of Kinver which is surrounded by greenbelt, this impressive family home is well positioned within easy reach of Stourbridge & Kinver which both benefit from sought after schools and an array of convenient amenities.





Front of the Property

Set behind electric gates, to the front of the property is a chipping stone driveway with access to the front of the property and a log store.

Entrance Hall

With a double glazed door leading from the front of the property, natural stone floor, doors to various rooms, under stairs storage cupboard, stairs to the first floor landing and a central heating radiator.

Lounge

15'1" x 10'5"

With a door leading from the entrance hall this cosy lounge has a multi fuel stove with slate hearth and beam above, double glazed window to front, double glazed french doors to rear and a central heating radiator.

Open Plan Kitchen Dining Room

21'11" x 14'9"

With a door leading from the entrance hall this stunning open plan kitchen dining room has been expensively re fitted with a range of shaker style, soft close wall and base units, solid oak work surfaces with tiled splash back, belfast sink, duel fuel range cooker with chimney style extractor above, integrated dishwasher, hide and slide electric oven with microwave above, boiling water tap, space for an American style fridge/freezer, recessed spotlights, feature island with solid oak worktop, three double glazed windows to front, natural stone flooring, door to the utility and a central heating radiator.



Utility Room

With a door leading from the kitchen, fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, plumbing for washing machine, space for further appliance, cupboard housing wall mounted boiler, double glazed window to rear, double glazed door to rear garden, door to WC, loft access, recessed spotlights, natural stone floor and a central heating radiator.

WC

With a door leading from the utility, WC, wash hand basin, tiled splash back, stone floor, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

Landing

With stairs leading from the entrance hall, two skylight windows to rear, space for home office, doors to various rooms, loft access and a central heating radiator.

Bedroom One

15'1" x 10'9"

With a door leading from the landing, double glazed window to front, feature beams, door to en suite and a central heating radiator.

En Suite

With a door leading from the master bedroom this modern re fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled flooring, part tiled walls, fitted mirror with touch control lighting and shaver point, graphite effect towel rail and a skylight window.



Bedroom Two

15'1" x 10'9"

With a door leading from the landing, double glazed window to the front and skylight window to the rear, feature beams and a central heating radiator.

Bedroom Three

10'9" x 9'2"

With a door leading from the landing, double glazed window to front, feature beams and a central heating radiator.

Bathroom

With a door leading from the landing, roll top bath with claw feet, separate shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlights, shaver point, extractor fan, two double glazed windows to front, feature beams and a chrome heated towel rail.

Garden

With a double glazed door from the utility and further double glazed french doors from the lounge to a patio area with steps leading to lawn and path to the rear, water feature, mature shrubs, outdoor lighting, garden shed, log store and picket fence to rear with peaceful open field views.

Agents Note

A management company which is jointly owned by the 4 residents of Dunsley Manor Farm Barns was set up for the ownership of the parking and gated entrance. There is small cost of approximately £95 payable per property for the insurance. Any further works that need to be done would be split evenly between the four properties.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including Central Heating if fitted) referred to in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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