



Sunrise  
FOLEY STREET KINVER

LexAllan  
Grove  
LAND & NEW HOMES



# Sunrise

Foley Street, Kinver, South Staffordshire DY7 6EP.

W3W: [///nooks.circles.months](https://www.nooks.circles.months)

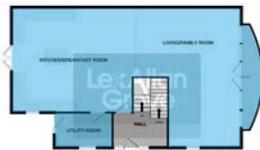
**4 Bedrooms 4 Bathrooms**

**Guide Price: £795,000**

## Sunrise at a glance

- A fabulous four bedroom architect's design new home offering versatile split-level accommodation
- Stunning views to the front over Kinver and Dunsley in the East, giving this beautiful home its name.
- The quaint village of Kinver and National Trust Kinver Edge within easy reach.
- Excellent Nurseries, a Primary School and Secondary School with Sixth Form, all within walking distance.
- Surrounded by the beautiful countryside of South Staffordshire, Worcestershire, Shropshire and the Severn Valley.
- Urban life and excellent commuter links lie within easy reach in the nearby towns of Stourbridge and Kidderminster.





## First Floor

### Open-plan kitchen, dining & living area

**Kitchen:** 5.33 x 6.92m

**Living space/dining area:** 5.9 x 3.57 3.8 x 7.7m

**Utility/boot room:** 2.24 x 3.26m

A modern living space greets you the moment you walk through the entrance hall.

Walk up the steps to the left of the house to find the main house door. The hallway leads you into a beautifully equipped, modern kitchen with its central island and high quality kitchen units.

Double French doors lead to the garden at the rear, with the main family living space connecting with the kitchen towards the front.

The spacious family room floods with natural light from the East-facing feature windows, with double French doors opening onto a glass-framed balcony. The dawn views over the Stour valley and Dunsley Bank give this light and airy room a connection with its countryside surroundings.





# Second Floor

## Master bedroom suite

**Master bedroom:** 7.68 x 4.72(max) 3.35(min)m

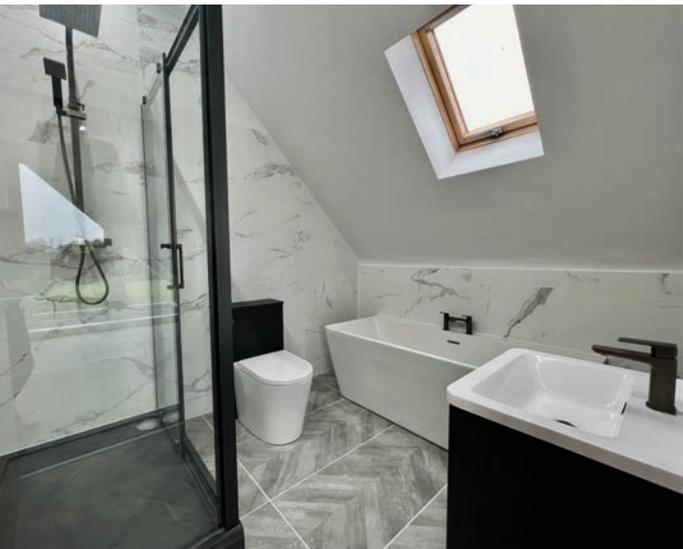
The views that give this beautiful home its name are framed by the statement feature windows.

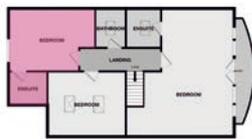
To the right of the second floor landing lies the sumptuous master bedroom suite. A light and airy feel is the theme of Sunrise and it is perfectly reflected in this spacious room.

Double French doors open out onto your own glass-framed balcony - ideal for getting away from the 'hustle & bustle' of family life.

There is ample space for a king-sized bed, wardrobes and dressing space.

The en-suite is luxuriously designed, with tiled flooring and walls, a free-standing bath, shower cubicle with drench head; and natural light from the skylight.





## Bedroom three with en-suite

**Bedroom 3:** 4.66 x 3.83m

The 'light & airy' theme continues with Bedroom three, which is a spacious double-bed room with its own en-suite.

The large window overlooks the garden to the rear and there is plenty of space for a double bed, wardrobes and storage.

The en-suite has light tiling to floor and walls and a shower cubicle, making this bedroom suite a wonderful, self-contained space.





## Second Floor

### Bedroom four and the family bathroom

**Bedroom 4:** 3.81 x 4.5 (min) (5.1 max)m

Bedroom four is another spacious double bedroom.

The family bathroom enjoys natural light from the skylight. It has stylish tiling to floor and walls, and is equipped with a large bath, shower over and glass shower screen.





## Basement Floor

**Basement store/family room, bedroom one, en-suite, garage & boiler room**

**Bedroom 1:** 3.59 x 2.47m

**Basement store/family room:** 6.65 (max) 6.37 (min) x 5.46 (max) 5.08 (min)m

**Garage:** 5.92 x 3.47m

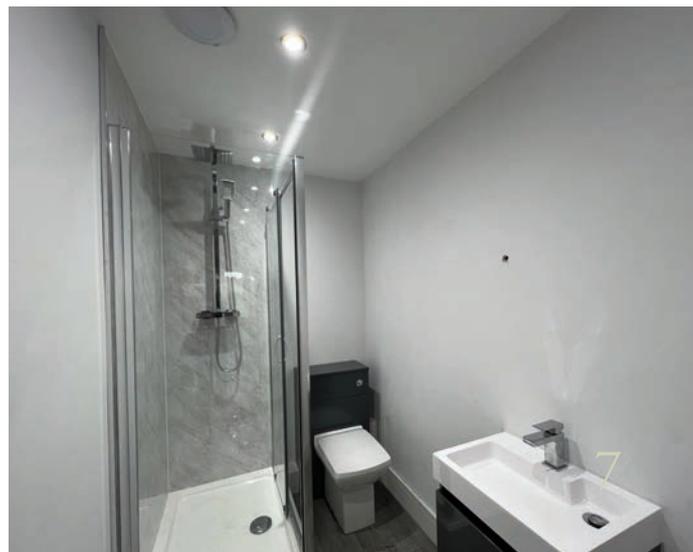


**More useful space for the whole family.**

The basement store (*main pic*) is an ideal space for a family entertainment room, cinema room or a storage space.

Bedroom one has its own en-suite and would be ideal as a guest room or a home working space.

The garage has underfloor heating, making it ideal for keeping those DIY projects nice 'n' warm!





## Garden and the Views

The large, landscaped garden is a blank canvas to place your own green-fingered stamp on.

There's raised borders to add colour and height and a good-sized area immediately behind the house for entertaining and enjoying the sunsets.

The views to the East from the feature windows and balconies take in the village, National Trust Kinver Edge, Dunsley Bank, and of course, the 'Sunrise'



# Specification

## External Finish

- Tarmac driveway with paved edging.
- Tarmacked pathway to front doors.
- 2 x Hot and cold taps front and rear.
- Boundary fencing.
- Turfed rear garden with purple slate patio area.
- Electric vehicle charging point.



## Internal Finish

- All rooms decorated in white mist.
- Internal woodwork finished in white.
- Oak doors throughout.
- Flooring – kitchen, breakfast room, utility room, ground floor WC & en-suite – grey luxury vinyl tiles. Second floor bedrooms 1, 2 & 3; living/family room, ground floor bedroom 1; hall, stairs & landing in grey high-end carpet. Second floor bathroom, master en-suite and back-room en-suite – tiled.

## Kitchen

- High quality kitchen units Howdens Clerkenwell Super Matt, with Purple granite Bianco Shimmer Quartz.
- Composite sink with boiling water mixer tap.
- Appliances included.
- Cooker hood.

## Bathrooms

### Master En-suite

- Easy Bathrooms charcoal shower cubicle, back-to-wall square bath, charcoal wall-hung vanity unit & matching WC, Easy Bathrooms tiles from floor to ceiling.

### Main Bathroom

- Easy Bathrooms bath with shower screen, white wall-hung vanity unit & matching WC, Easy Bathrooms tiles, from floor to ceiling.

### Small En-suite

- Easy Bathroom Quadrant shower cubicle, floor-standing vanity unit & matching WC, Easy Bathrooms tiles from floor to half-way.

## Electrical

- 'Dusk 'til dawn' exterior wall-mounted light. Rear Flood, all options and external lights are programmed through an app.
- Virgin Media/BT Fibre point to living room/master bedroom/bedroom 2.
- Downlights to all areas of the house.
- Pendant light fittings in kitchen area above the breakfast bar.
- All sockets with a chrome finish.
- External power point to garden and front drive.

## Energy

- 2 x Worcester Bosch combination boilers.
- Underfloor system, and heatmiser controls.

## Guarantee

Architect's Certificate 10 Year Warranty

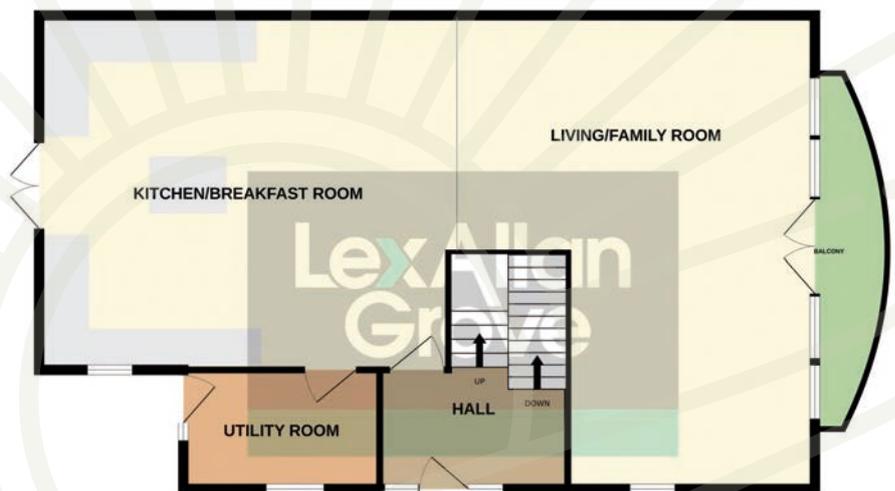
Tenure: Freehold



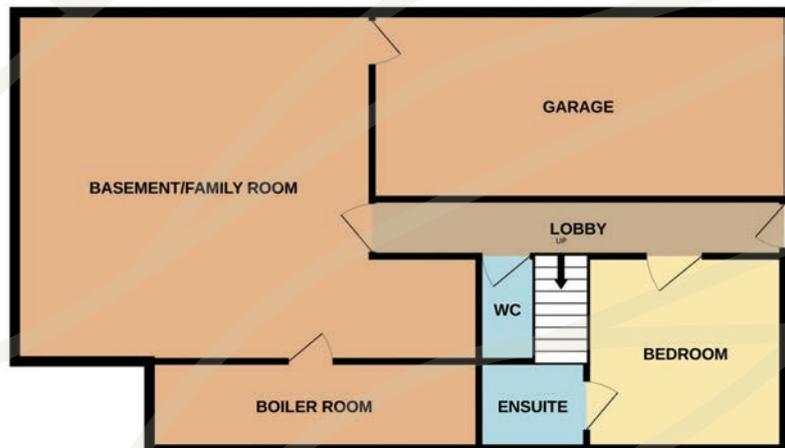
# Floorplans



Second Floor



First Floor



Basement Floor

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.





## LexAllan Grove

LAND & NEW HOMES

### The Agents

**Lex Allan Grove – Land & New Homes** is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen.

As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the house-builder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



**Helen Cooksey**  
Land & New Homes Sales Manager  
01562 270072  
[helen.cooksey@lexallangrove.com](mailto:helen.cooksey@lexallangrove.com)



**Louise Hogarth**  
Land & New Homes Co-ordinator  
01562 270072  
[louise.hogarth@lexallangrove.com](mailto:louise.hogarth@lexallangrove.com)



**Dean Grove**  
Land & New Homes Director  
07950 608 002  
[dean.grove@lexallangrove.com](mailto:dean.grove@lexallangrove.com)



architect's certificate  
10 year warranty

*Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.*



**LexAllan  
Grove**  
LAND & NEW HOMES

 LAND & NEW HOMES  
NETWORK

**Lex Allan Grove – Land & New Homes**

129 Worcester Road, Hagley, Worcestershire DY9 0NN



01562 270072 [lexallangrove.com](http://lexallangrove.com) [lnh@lexallangrove.com](mailto:lnh@lexallangrove.com)