



Hillview

Luxury 4 bedroom detached new home
Stone Lane | Kinver | South Staffordshire | DY7 6EG

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Hillview at a glance.

- 4 bedroom new family home
 - Thoughtfully designed, energy efficient home
 - EV Charging Point
 - Advantage Warranty
 - Village amenities within walking distance and easy access to Stourbridge & Kidderminster town centres
 - Good choice primary & secondary schools nearby
 - Excellent commuter links to the rest of the UK
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Location.

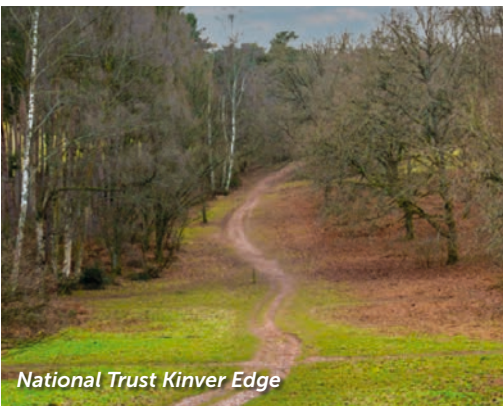
Hillview is situated on Stone Lane in Kinver, within walking distance of the village centre, local primary and secondary schools, and the National Trust's Kinver Edge.

The village lies in the southernmost tip of rural South Staffordshire, bordered by the beautiful countryside of Worcestershire, Shropshire and the Severn Valley.

However, urban life and excellent commuter links lie within easy reach in the nearby towns of Stourbridge and Kidderminster.

**Hillview, Stone Lane, Kinver,
South Staffordshire DY7 6EG.**

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Hillview Stone Lane, Kinver.

An exceptionally designed luxury new home fulfilling everyone's desire for quality living.

Four to five bedrooms and stunning living spaces over four storeys, with family living and energy efficiency at its heart.


With everything on your doorstep, this is the perfect location for growing families.

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Approach

- Block paved driveway
- EV charger 
- Spotlights to front
- Motion sensor alarm
- Integrated garage with electric door 5.8m x 2.9m

GROUND FLOOR

Hallway

- Karndean flooring leading up first flight of stairs
- White walls, ceiling and woodwork
- Solid doors with chrome handles

Study (or Bedroom 5) 5m max 3.5m min x 3.2m

- Karndean flooring
- Neutral blind to window
- White walls, ceiling and woodwork

Utility 2.1m x 1.6m

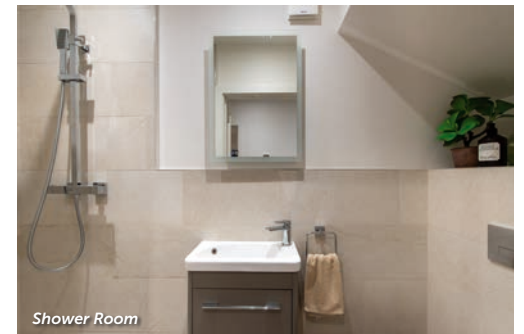
- Cupboards
- Sink and tap
- Neutral blind to window
- Karndean flooring

Downstairs Bathroom 0.8m x 2.6m

- Karndean flooring
- Shower with rain head
- Mirror
- White sanitaryware
- Vanity cabinet under wash hand basin
- Fully tiled to shower, half tile to remaining

Wall lights to stair cases.

Stairs to second and third floor are neutral carpet.



FIRST FLOOR

Living Kitchen 8m x 5.5m

- Centre island with pendent lighting
- Brushed chrome sink with top over
- Electric induction hub (black)
- BOSCH integrated dishwasher
- HOTPOINT integrated Fridge
- HOTPOINT integrated Freezer
- Karndean flooring
- Spotlights to dining area
- White walls, ceiling and woodwork
- Bifold doors to glass-fronted balcony (5.5m x 2.3m)
- Outdoors lights

Living Room 5.5m x 3.5m

- Pendant light
- White walls, ceiling and woodwork
- Sliding doors to patio area

Stairs off patio up to artificial turf.





Bedroom 2

SECOND FLOOR

Bedroom 2 3.8m x 3.5m

- Pendant light
- White walls, ceiling and woodwork
- Neutral carpet
- Blinds to window

En-suite 3.3m x 2.1m

- Fully tiled
- Vanity cabinet to wash hand basin
- Double shower with rain head
- Large mirror to side wall
- Heated towel rail
- Karndean floor
- Spotlights

Bedroom 3 3.5m x 2.7m

- Pendant light

- White walls, ceiling and woodwork
- Neutral carpet
- Blinds to window

Bedroom 4 3.5m x 2.7m

- Pendant light
- White walls, ceiling and woodwork
- Neutral carpet
- Blinds to window

Family Bathroom 1.8m x 2.7m

- Fully tiled shower with rain head
- Bath with hand-held over shower, half tiled
- Heated towel rail
- Vanity cabinet to wash hand basin
- Mirror
- Karndean floor
- Spotlights



Bedroom 3



Bedroom 2 En-suite



Bedroom 4



Family Bathroom

THIRD FLOOR

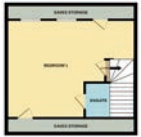
Velux window to hallway at top of stairs.

Bedroom 1 6.6m x 5.5m max 3.4m min

- 2 velux windows
- Pendant light
- Neutral carpet
- White walls, ceiling and woodwork

En-suite 1.1m x 1.4m

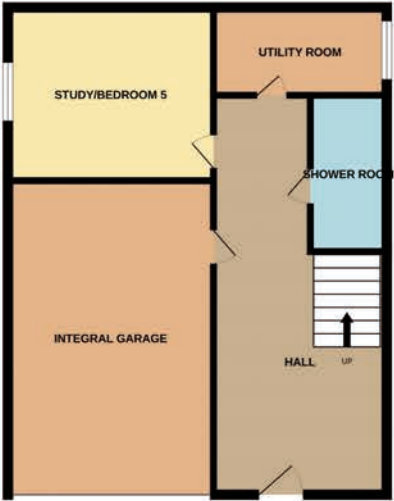
- Karndean floor
- Shower with rain head, fully tiled
- Mirror
- Heated towel rail
- Half tiled



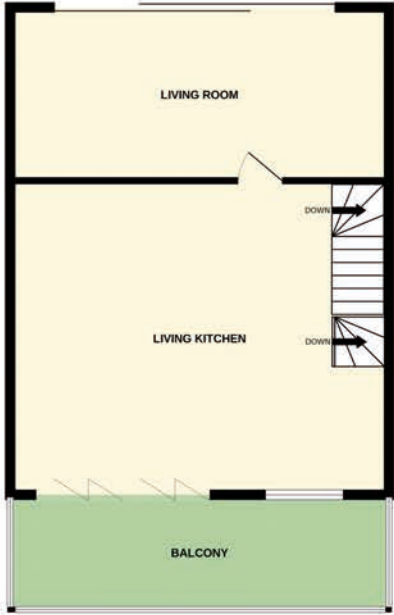


Floorplans.

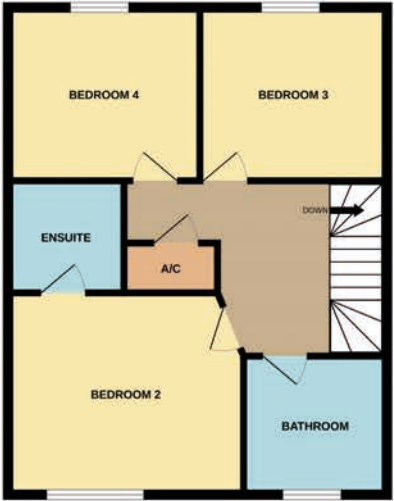
GROUND FLOOR



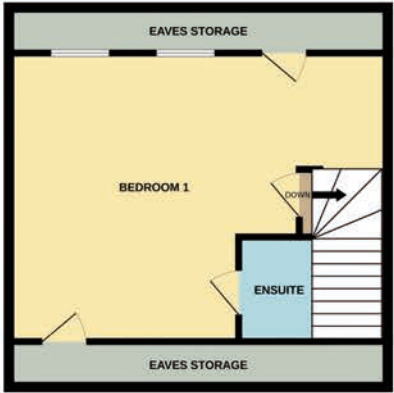
1ST FLOOR



2ND FLOOR



3RD 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.
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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 Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



Helen Cooksey
Land & New Homes Sales Manager
01562 270072
helen@grovepropertiesgroup.co.uk



Louise Hogarth
Land & New Homes Co-ordinator
01562 270072
louise@grovepropertiesgroup.co.uk



Dean Grove
Land & New Homes Director
07950 608 002
dean@grovepropertiesgroup.co.uk

Grove.

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01562 270072

lnh@grovepropertiesgroup.co.uk

www.grovepropertiesgroup.co.uk

