

FOR SALE

7 High Street, Kinver, Stourbridge, DY7 6HG



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Price £625,000

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7 High Street Kinver

Approximate Gross Internal Area = 194 sq m / 2088 sq ft
 Outbuildings = 19.8 sq m / 213 sq ft
 Total = 213.8 sq m / 2301 sq ft

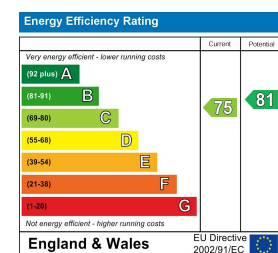


This plan is for guidance only and must not be relied upon as a statement of fact.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A wonderful and rare opportunity to purchase a fabulous, extended 4 bedroom, character home, beautifully appointed throughout, with a ground floor shop offering commercial benefits and opportunities. An Internal Inspection is Essential – No Onward Chain.



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
 E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
 Stourbridge 4 miles Blakedown 5 miles Bewdley 8 miles Hagley 7 miles Birmingham 18 miles
 Worcester 19 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Spacious & Flexible Character Home
- Residential & Commercial Accommodation
- 4 Bedrooms & 2 Bathrooms
- Fitted Kitchen & Cloakroom
- Extended Open Plan Living Space
- Separate Ground Floor Shop Space
- Beautiful Gardens with Garden Rooms
- Wonderful Location Backing onto River Stour

FULL DETAILS

This beautiful property is deceptively spacious having been extended and offering spacious, well appointed accommodation over two floors.

The main entrance has a turning staircase to the first floor opening out to an inner hallway with access to a useful storage room/potential office, currently housing the internet hub.

The ground floor has a fabulous FITTED KITCHEN with solid wooden work surfaces and breakfast bar and dual double glazed windows to the front aspect.

From the kitchen access can be gained into the area which was formally a garage and is currently used as a COMMERCIAL SHOP. The shop is well proportioned with tiled floor, shop front window and pedestrian door from the High Street. There is a serving counter and storage space with a part glazed pedestrian door to the rear, giving access to the open plan living dining space.

To the rear of the property where there is a particularly spacious open plan lounge, dining and seating area. Having been extended to the rear, this beautifully presented open plan living space has a fully tiled floor with three glazed ceiling lanterns, two separate bi-fold doors opening out to the generous open raised terrace and beyond to the fabulous gardens.

There is a CLOAKROOM with a contemporary white suite and space and plumbing for automatic washing machine.

The ground floor accommodation benefits from plenty of space with the flexibility of the commercial shop up front allowing for commercial benefits or to return it to be used as part of the residential family home.

The first floor accommodation has a landing with access to FOUR BEDROOMS, two of which benefit from modern fitted EN-SUITE SHOWER ROOMS as well as the main FAMILY BATHROOM.

Accessed from one of the rear bedrooms is a large rear balcony with glazed balustrade offering a beautiful afternoon suntrap with fabulous views across the private rear garden.

This generous home offers plenty of space for family living with the flexibility of ground floor commercial shop allowing for some commercial benefits which could be converted back into the residential accommodation should it be required. One of the main assets of this property, is that it is centrally located within Kinver.

OUTSIDE

The garden is beautifully presented and well laid out allowing for a number of private seating areas with the benefit of A DETACHED TIMBER GARDEN SUMMERHOUSE/BAR with power, lighting, concrete floor, rolled top work surfaces, inset stainless steel sink, a timber bar with shelving, two glazed windows and double timber doors opening out to the garden.

The garden is bordered to all sides via wooden panel fencing with an attractive rockery with timber pergola. A fabulous addition to the garden is a TIMBER HEXAGONAL GRILL CABIN with fitted seating, a central charcoal cooking grill and double glazed windows perfect for out door entertaining all year round. Behind the cabin there is a further pathway to the rear of the garden where there is a stepped paved seating area overlooking and bordering the beautiful River Stour.

This extended and flexible home is greatly enhanced by a large, attractively landscaped rear garden, with a generous raised terrace immediately to the rear of the property, which benefits from a private rear aspect and backs on to the River Stour. There is also a large first floor balcony where delightful views can be enjoyed.

This attractive character home is within walking distance of a host of local amenities, including a choice of shops, the area's highly regarded schooling and a selection of popular pubs and restaurants.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.