



# HOLLY RISE

KINVER | WEST MIDLANDS | DY7 5NQ









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Kidderminster 13 miles | Bridgnorth 24 miles | Worcester 22 miles | Telford 24 miles | Birmingham 30 miles  
(all mileages are approximate)

A SUBSTANTIAL AND HIGHLY INDIVIDUAL DETACHED HOME OFFERING  
EXTENSIVE AND FLEXIBLE ACCOMMODATION ARRANGED OVER  
MULTIPLE LEVELS.

Substantial 3,800+ sq ft of versatile accommodation  
Four generous reception rooms  
Four well-sized bedrooms  
Superb indoor swimming pool complex  
Dual access driveways and ample parking



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Viewing is strictly by appointment with the selling agents

## PROPERTY

### GROUND FLOOR

#### Kitchen

A generously sized kitchen fitted with extensive units and work surfaces. Positioned centrally, with access through to the rear hall, leading to the lounge and reception room. Space and scope for redesign to create a modern open-plan layout.

#### Lounge

A bright, well-proportioned reception room with feature fireplace and dual-aspect windows. Suitable as a main family sitting room.

#### Reception Room

A further spacious reception room offering flexible use—ideal as a second living room or study, also benefiting from built in storage cupboards. With sliding doors giving access to the rear gardens.

#### Utility Room

Houses the boiler and has an array of fitted units with worktops and separate sink.

#### Integral Garage

A useful generously sized ground floor integral garage provides internal storage, a built in wine and log store. The electric fuse boards are also located in this room with a useful sink and plumbing for a washing machine, this room provides access to the rear gardens and could be used as a boot room.

### LOWER GROUND FLOOR

#### Lounge pool room

An impressive space featuring exposed brick arches, niches, a fireplace and a mahogany staircase leading down to the swimming pool, providing access to a fully fitted bathroom with corner bath and separate shower.



Approximate Area = 3811 sq ft / 354 sq m

Garages = 686 sq ft / 63.7 sq m

Boiler Room = 118 sq ft / 11 sq m

Total = 4615 sq ft / 428.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1384289

#### Swimming Pool Room

A superb leisure suite featuring a large indoor swimming pool, surrounded by tiled flooring and full-height glazing offering views across the garden. Ample space for seating, relaxation or fitness use.

#### Boiler Room

A sizeable plant room housing heating and pool systems, with additional space for storage.

### FIRST FLOOR

#### Landing

The landing area providing access to the first-floor bedrooms and bathroom. Stairs rise to the second floor.

#### Bedroom One

A large double bedroom positioned to the front of the house, offering generous fitted furniture.





#### Bedroom Two

A further sizeable double bedroom with built in storage provides access to the landing and staircase leading to the fourth bedroom and loft space.

#### Bedroom Three

A comfortable double bedroom with two built in cupboards providing ample storage.

#### Bathroom

Family bathroom fitted with bath, WC , wash hand basin, bidet and separate shower.

#### SECOND FLOOR

#### Bedroom Four

A bedroom offering flexibility as a bedroom or home office.

#### Large Attic Room

A substantial loft-level room extending the full width of the house, offering excellent potential for conversion into a principal suite, studio or additional reception room (subject to regulations). Currently arranged as an attic living space with window to the gable end.





## OUTSIDE

Dual access driveways lead up to the house and surrounding grounds extending predominantly to lawn. The property enjoys an elevated position with ample parking, garage and turning space.

The garage is located towards the front of the property in a separate building. It can be accessed via the driveway or a side pathway. A separate gardener's toilet is located to the rear of the garage.

A brick built tool store and kennel is located within the garden. This can also be accessed via a pathway.

A brick built summer house is in the lower corner of the garden previously used as artists room.

There is scope for landscaping and further development of the outdoor areas to complement the extensive internal accommodation.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property benefits from mains water and electricity, private drainage and LPG central heating.

None of the services, appliances or electrical systems have been tested by Halls.

## LOCAL AUTHORITY

South Staffordshire Council, Council Offices,  
Wolverhampton Road, Codsall, WV8 1PX

## COUNCIL

Council tax Band - H



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







