



18 Mill Fields

Kinver DY7 6LB

Andrew Grant



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 **4 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,157 sq. ft.

KEY FEATURES:

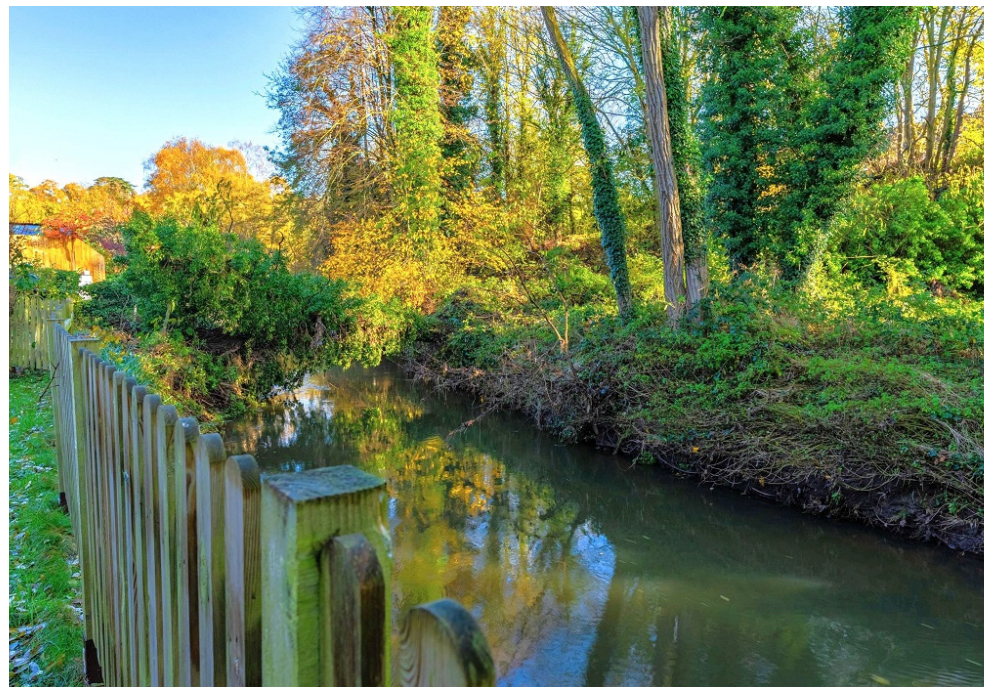
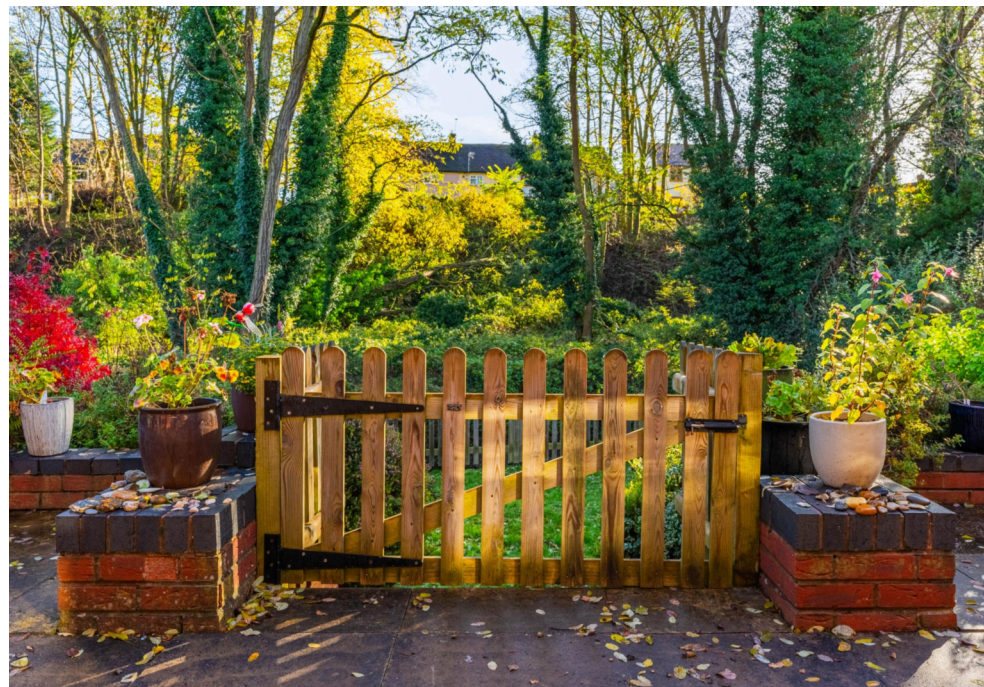
- Impressive family home
- Idyllic location close to Kinver Village
- Riverside views to the rear
- Bespoke kitchen breakfast room
- Cloakroom
- Master with en-suite shower room
- Landscaped garden with patio
- Ample driveway parking
- Garage

A delightful detached and well-appointed family home, boasting captivating riverside views to the rear.

This well-presented residence features a welcoming entrance hallway, a convenient cloakroom, a spacious living room, a stylish dining room and a bespoke kitchen breakfast room on the ground floor.

Upstairs, you will discover a well-appointed house bathroom and four bedrooms, among which the master bedroom enjoys the added luxury of its own en-suite shower room.

Outside, this property offers ample driveway parking and a garage for your convenience. The rear garden provides a picturesque setting with stunning riverside views.



Situation

Nestled within an idyllic setting, 18 Mill Fields is a meticulously presented family home that offers a picturesque backdrop with riverside views at the rear. Ideally positioned close to the charming village of Kinver which is just a short walk away.

Kinver is a delightful Staffordshire village situated along the serene banks of the River Stour, whilst only a mere 15-minute drive from the bustling centre of Stourbridge. Surrounded by scenic countryside, Kinver boasts the renowned National Trust Kinver Edge to the west. This impressive sandstone escarpment features rock dwellings, scenic walks and breathtaking views.

The village has a vibrant community spirit alongside an impressive array of amenities, including inviting pubs, cosy cafes, farm shops, a brewery and three schools. Kinver is also a favoured mooring spot for numerous boats along the Staffordshire/Worcestershire Canal, all while being a convenient 45-minute drive to the heart of Birmingham.

Description

18 Mill Fields is approached via a blocked paved driveway that offers off-road parking for several vehicles and leads to the garage. There is a convenient side gate providing access to the rear. Bordering the property are beds with established shrubbery and planting, creating a picturesque setting.

The front entrance door is complemented by a hooded canopy and lantern-style courtesy lighting and opens onto a welcoming hallway.

Once inside the inviting hallway, you will discover coving to the ceiling, a split-level staircase ascending to the first floor and doors leading to the ground floor accommodation. The hallway further benefits from an obscure-glazed leaded light window to the front elevation allowing natural light in.

There is a useful cloakroom with a matching suite comprising a low-level WC, pedestal washbasin, tiling to partial four walls and tiling to the flooring. Coving to the ceiling and an obscure-glazed leaded light window to the front elevation completes the ensemble.



The living room has a living flame coal effect gas fire which takes centre stage, framed by a feature stone surround and hearth. Coving to the ceiling, a dado rail and wall light points enhance the character of this room, while dual aspect leded light windows to the front and side infuse the space with brightness.

Transition seamlessly from the living room to the dining room through glazed double doors. This formal dining room includes coving to the ceiling, wall light points and a patio doors to the rear garden.



The kitchen breakfast room features bespoke hand-painted matching wall and base units with soft-close drawers and granite worksurfaces. A Belfast style double sink unit, space for a Rangemaster cooker with an extractor three-speed fan and integrated appliances such as a dishwasher and fridge freezer add functionality. Recessed spotlights, under cupboard lighting and hand-painted tiles provide the finishing touches. A leaded light window to the rear elevation and a wooden stable door offer views and convenient access to the rear garden.

Continuing from the kitchen, a door leads to the garage, which not only provides useful storage space in the apex roof but also houses the Ariston gas-fired boiler and stainless-steel hot water cylinder providing the house with heating and mains pressure hot water. The garage is also accessible via a wooden garage door at the front and a part obscure-glazed door at the rear accessing the garden.





First floor

Ascending to the first floor, the landing has coving to the ceiling, access to the boarded loft storage space and doors to the bedrooms and bathroom.

The master bedroom features coving and recessed spotlights to the ceiling. A rear-facing window provides stunning views over the garden and riverside. This lovely room further benefits from an en-suite shower room comprising a low-level WC, an enclosed washbasin with a mixer tap set upon a vanity unit and a matching wall cupboard incorporating a mirror and recessed spotlight. The shower cubicle has a waterfall shower and an additional handheld shower attachment. This room is further complemented by tasteful tiling to four walls and the flooring, recessed ceiling spotlights, an extractor, a double full-height chrome towel radiator and an obscure-glazed leaded light window to the side.

Bedroom two has coving to the ceiling and a leaded light window to the front elevation. The room is further enhanced by a built-in wardrobe featuring hanging space and shelving.



The third bedroom has a leaded light window to the rear, a built-in wardrobe with hanging space and shelving and a partial sloping roof.

There is a fourth bedroom, featuring coving to the ceiling, a leaded light window to the front elevation and a built-in wardrobe with hanging space and shelving.

The house bathroom has a white suite, comprising a low-level WC, a pedestal washbasin, a bathtub with a telephone-style shower attachment to the mixer tap and a separate shower cubicle. Tasteful tiling graces four walls, while additional features include a shaver point, an extractor, recessed ceiling spotlights, a wall-mounted towel radiator and an obscure-glazed window to the rear elevation.



Gardens and grounds

The rear garden stands out as a distinctive feature of this home, with a paved area that spans the rear, ideal for delightful al fresco dining. Steps lead down to a lawned garden, surrounded by raised beds featuring established planting and shrubbery and additional shrubbery to the borders. The garden includes lantern-style courtesies lighting. There is a wonderful open aspect to the rear revealing breathtaking views overlooking the serene River Stour.

Agent's note

This property benefits from double-glazed windows throughout.

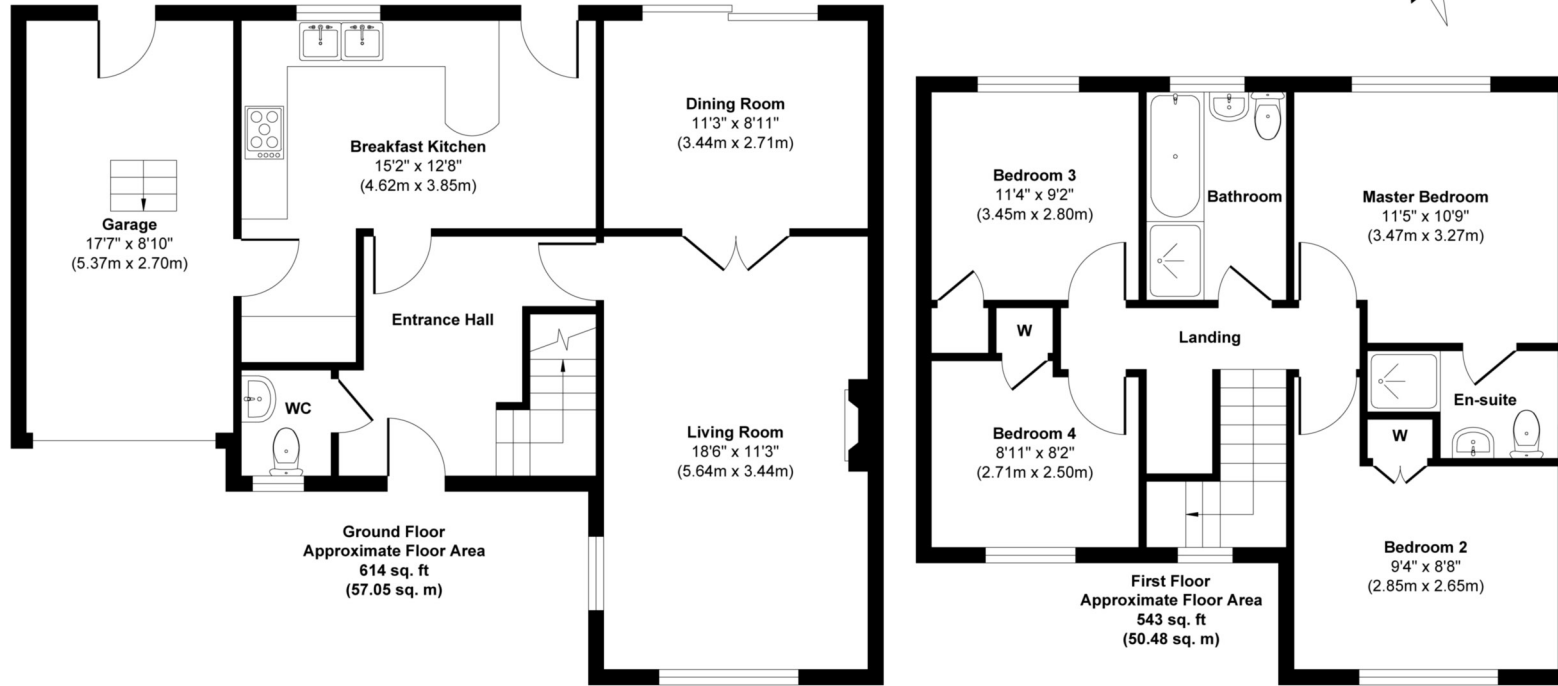
Services

Mains gas, electricity, water and drainage.

Council tax band - F.



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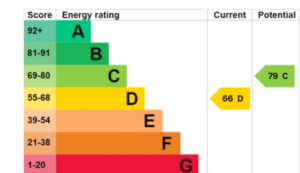
Approx. Gross Internal Floor Area 1157 sq. ft / 107.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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