



18 Pine Close
Kinver DY7 6JL

Andrew Grant

18 Pine Close

Kinver DY7 6JL

 3 Bedrooms  2 Receptions  1 Bathroom

Freehold / 990 sq. ft.

A traditional family home situated near open spaces and serene riverside walks in the highly sought-after village of Kinver.

The property welcomes you through an inviting hallway, leading to a spacious and light-filled living room, perfect for relaxing or entertaining. The adjoining dining room features an elegant Adam-style fireplace, adding a touch of classic charm. The well-equipped kitchen features stylish white shaker-style units and modern appliances.

Upstairs, you will find three generously sized bedrooms, a well-appointed bathroom and a separate WC.

Outside, the property features a maintained front garden with established borders, offering privacy. The rear garden has a variety of mature plants, trees and foliage. A timber-framed garden shed and a brick-built store provide additional storage and functionality.

KEY FEATURES

- Pleasant village setting
- Close to open space
- Kitchen with integrated appliances
- Dining room with Adam-style fireplace
- Cloakroom
- Three generously sized bedrooms
- Gardens to the front and rear
- Brick-built store





Description

The property is approached via a pathway leading to the front entrance door. It also features access to the rear garden, a lawn area to the front and established borders of planting trees and foliage that provide a private aspect to the garden.

A UPVC glazed front entrance door, with a canopy overhead, opens onto a welcoming hallway. From here, a staircase rises to the first-floor accommodation, offering space underneath the stairs for storage. Additional doors lead to the accommodation.

To the left of the hallway, you will find a well-appointed living room. Bathed in light from the large window to the front elevation, the living room includes laminate flooring a door that also gives access to the dining room.

The laminate flooring continues into the dining room which includes a feature Adam-style fireplace and a large window to the rear elevation.

Located to the rear, the kitchen is fitted with white shaker-style wall, base and drawer units, roll-edged work surfaces, an integrated electric oven, a four-ring gas hob and an extractor. Underneath a window to the rear, a stainless-steel sink unit with drainer and mixer tap is perfectly placed. Complementary tiling to the splashbacks and flooring, a useful storage cupboard with shelving and an additional pantry enhance this space. A stable-style door leads to an inner lobby.

The inner lobby provides further access to the rear garden and houses a ground-floor cloakroom with a low-level WC and a panel heater.



First Floor

Ascending from the hallway, the staircase reaches the first-floor accommodation, which offers access to the loft and doors leading to the bedrooms and bathroom.

Two double bedrooms feature windows, with one benefitting from a built-in storage cupboard.

A third bedroom is equipped with a window and a cupboard housing the Worcester boiler.



The bathroom features a white suite comprising a bath with a shower above, a pedestal washbasin and complementary tiling to all four walls. The room also features laminate flooring, an obscure window to the rear elevation and an extractor fan.

Adjacent to the bathroom, a separate WC includes a white toilet, tiling to all four walls and a window to the side elevation.

Garden

At the rear of the property, the garden area boasts an abundance of established planting, trees and foliage, along with a timber-framed garden shed and a gate giving access to the rear. This spot could potentially serve as off-road parking for the property, subject to regulations. The garden also provides access to a brick-built store, which is attached to the house and ideal for storage.

Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council tax band - B.

Situation

18 Pine Close is nestled at the head of a quiet cul-de-sac adjacent to open spaces and walks along the banks of the River Stour in the highly sought-after village of Kinver. This picturesque Staffordshire village offers a tranquil setting just 15 minutes from the bustling centre of Stourbridge. Surrounded by the scenic landscapes of Shropshire, Worcestershire and the West Midlands, Kinver is distinguished by the majestic National Trust Kinver Edge to the west. This remarkable sandstone escarpment is known for its ancient rock dwellings, scenic walking trails, and breathtaking views.

Kinver itself thrives as a vibrant community hub, featuring charming pubs, inviting cafes, local farm shops, a brewery and recreational amenities such as a Skate Park. With three schools in the vicinity, it's an ideal setting for families. The village is also a popular mooring location for numerous boats on the Staffordshire/Worcestershire Canal and offers convenient access to Birmingham, which is just a 45-minute drive away.





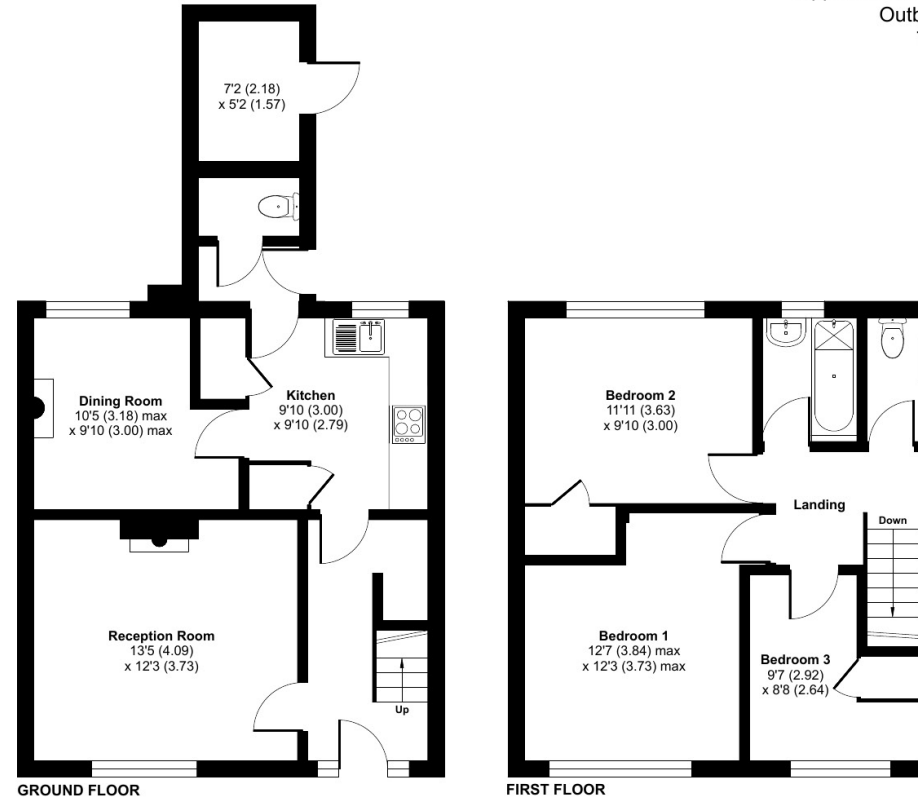
Pine Close, Kinver, Stourbridge, DY7

Approximate Area = 953 sq ft / 88.5 sq m

Outbuilding = 37 sq ft / 3.7 sq m

Total = 990 sq ft / 92.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1135754



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Andrew Grant
T: 01384 370 232
E: hello@andrewgrant.com

