

**Andrew Grant**  
PRESTIGE & COUNTRY



# I2 Beech Close

Kinver, DY7 6LW



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**5 Bedrooms**    **2 Bathrooms**    **2 Reception rooms**

“Brimming with unlimited potential, experience the charm of this stunning family home with a spacious interior and expansive gardens...”

Scott Richardson Brown CEO



- Five generously sized bedrooms, with the second bedroom featuring an ensuite for added comfort.
- Spacious kitchen with a picturesque window overlooking the rear garden, seamlessly connecting to both the utility room and dining room.
- Expansive living room, perfect for entertaining guests, boasting stunning garden views and a cosy open fireplace.
- Beautiful garden and patio area, ideal for alfresco dining and soaking up the summer sunshine.
- Generously sized garage with a convenient and versatile workshop area.
- Private driveway offering ample parking space for multiple vehicles.

2484 sq ft (230.7 sq m)



## The hallway

Upon entering the property, you are greeted by a welcoming hallway featuring a full-height mirrored wardrobe on the left, which enhances the sense of space. The hallway offers seamless access to the downstairs living areas and to a cloakroom, while the staircase leads to the five bedrooms.





## The kitchen

The spacious kitchen, the heart of the home, boasts wooden cabinets with ample countertop space and storage. It is equipped with a built-in stove, hob with an extractor fan, dishwasher and fridge. This space offers wonderful views of the garden, as well as providing seamless access to the utility and dining room.







## The dining room

Positioned adjacent to the kitchen, the dining room is a delightful space for soirées. With ample room for a large dining table, it is perfect for both intimate meals and relaxation. A large window offers lovely views of the garden and floods the space with natural light, enhancing the room's inviting atmosphere. A double door gives access to stairs down to a full-height storage cellar.





## The living room

Adjacent to the dining room and accessible via the hallway, the expansive living room is an entertainer's dream. Large triple-aspect windows frame stunning views of the garden, creating a bright and inviting atmosphere. Two pairs of French windows give direct access to the terrace. The room also features an open fireplace set within a stone hearth, complemented by an exposed wooden beam adorning the ceiling. Whether hosting guests or enjoying a quiet evening, this room offers a versatile and charming space.





## The utility

Accessed via the kitchen, the generously sized utility room is both stylish and functional. Featuring shaker style cabinets and wooden countertops, it provides additional storage and workspace. The room includes a sink, plumbing for a washing machine and tumble dryer and houses the fridge freezer, making it an essential and well-appointed extension of the kitchen.

There is direct access to the garden and to the double garage which has a workshop area and toilet.





## The landing

As you ascend the staircase from the landing you are met by a corridor style landing providing access to all bedrooms of the property. The Bosch central heating boiler is housed in a cupboard.



## Bedroom one

Bedroom one is situated at the far end of the corridor and can be accessed through bedroom five. This generously sized double bedroom features bespoke built-in double wardrobes and is bathed in natural light from dual-aspect windows. It's a welcoming space, ready for your personal touch.





## Bedroom two

To the left of the landing is bedroom two, another generously sized double bedroom with built-in wardrobes. Dual-aspect windows flood the space with natural light and there is ample room for furniture, making this a practical and inviting family bedroom.





## Bedroom two ensuite

Bedroom two also benefits from its own ensuite, which is equipped with a walk-in shower cubicle, a WC and a washbasin.



## Bedroom three

Bedroom three, currently used as a children's bedroom, is a well-proportioned double bedroom with a built-in wardrobe, offering ample space and versatility.



## Bedroom four

Bedroom four, also utilised as a children's bedroom, offers ample space to comfortably accommodate a double bed, making it another versatile and inviting bedroom, also with a built-in wardrobe.



## Bedroom five/study

Bedroom five, currently used as a study, is conveniently located next to bedroom one. This versatile space can easily be transformed into a cosy single room, a nursery, a dressing room or remain as a convenient study, offering flexibility to suit your needs.



## The bathroom

Opposite bedroom five is a beautifully tiled family bathroom. It features a walk-in shower cubicle with sliding doors, a built-in bath and a washbasin. The WC is located in a separate room, ensuring additional convenience and privacy.

By integrating bedroom one, bedroom five and the bathroom, you can create an expansive and elegant master suite, providing a private and comfortable retreat within the home.







## The garden and grounds

What sets this property apart are the expansive gardens that surround it. Featuring a meticulously manicured lawn with soft planting beds along its perimeter, a wraparound patio area perfect for alfresco dining and shaded areas, this garden offers a unique and serene oasis. Additionally, there are steps down to the terraces and lower lawns with a path giving access to a small frontage to the Staffordshire and Worcestershire Canal.





## Location

Stourbridge and Kinver offer a perfect blend of urban convenience and rural charm. With excellent schools, boutiques, restaurants, cafes and pubs, as well as superb transport links, both areas provide an ideal setting for families, professionals or anyone seeking a high quality of life.

Stourbridge and Kinver boast excellent schools, including Old Swinford Hospital School, Redhill School and Brindley Heath Junior School. With further education at King Edward VI College as well as nearby Kinver High school and Foley infant school.

Convenient transport links include Stourbridge Junction and Stourbridge Town railway stations with regular services to Birmingham, Worcester and London, with easy access to the M5 and M42 motorways.

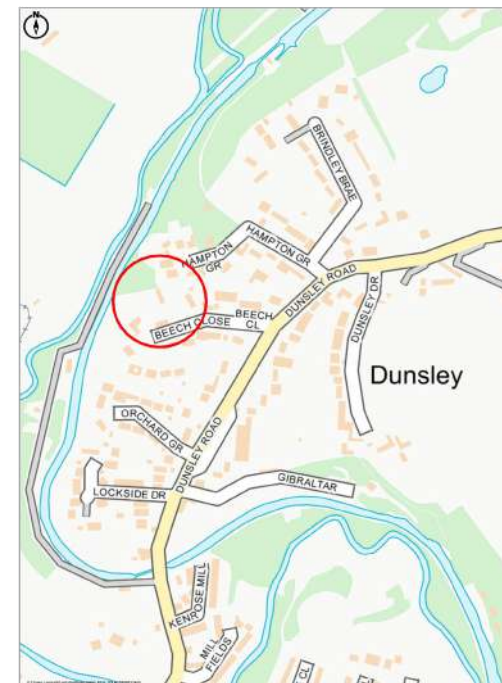
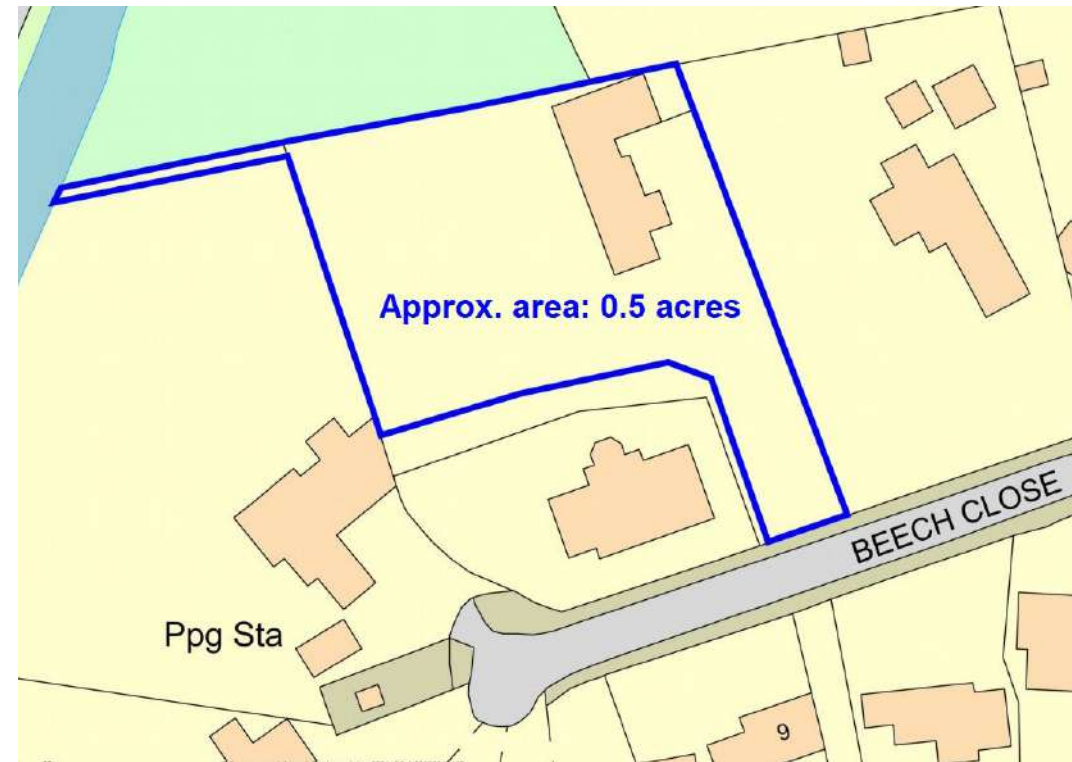
Nearby amenities include Kinver Edge, a National Trust area with breathtaking views, walking trails and the famous Rock Houses, as well as the nearby River Stour. Additionally, Mary Stevens Park in Stourbridge features green space, a lake, play areas and sports facilities, along with scenic walking and cycling paths along the Stourbridge Canal.

## Services

The property is equipped with mains gas, electricity, water and drainage.

## Council Tax

Band G



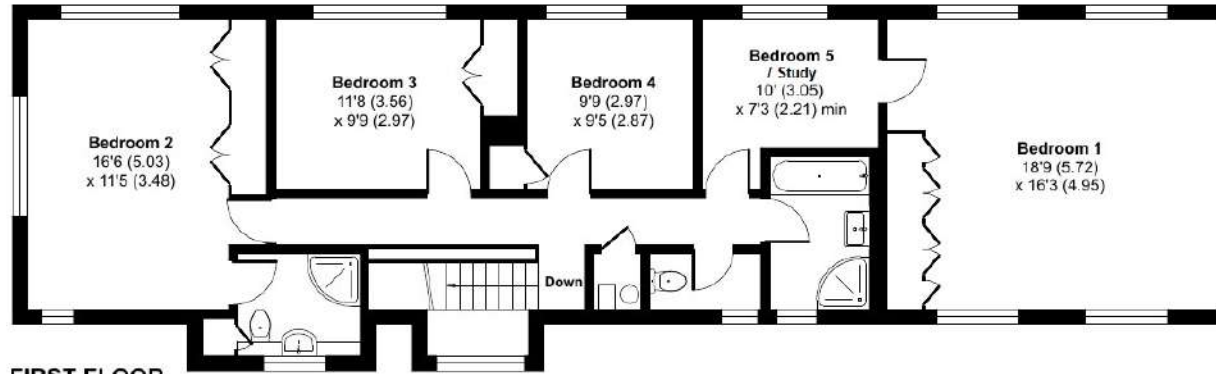
# Beech Close, Kinver, Stourbridge, DY7

Approximate Area = 2484 sq ft / 230.7 sq m

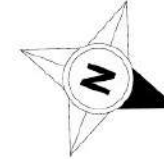
Garage = 510 sq ft / 47.3 sq m

Total = 2994 sq ft / 278 sq m

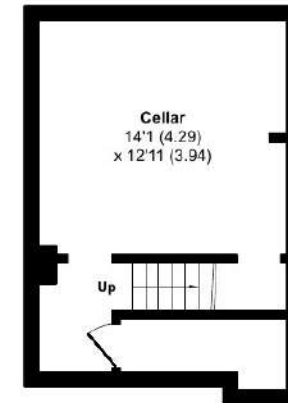
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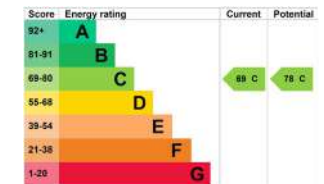
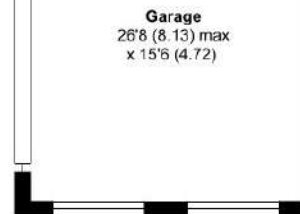
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



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



DISCLAIMER: 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.

