



**11 Dunsley Road**  
Kinver DY7 6LJ

**Andrew Grant**



# 11 Dunsley Road

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**4 Bedrooms 2 Bathrooms 2 Reception Rooms**

Located in the popular village of Kinver, this wonderful property offers the perfect opportunity to create a family home. With four double bedrooms, an expansive living room and ample off road parking, this home combines comfort, space and functionality.

## Key features

- Impressive family home available with no onward chain situated in the heart of Kinver.
- Four generously sized double bedrooms, with the master benefitting from its own ensuite.
- Modernised kitchen with top-of-the-range appliances and convenient access to the utility room.
- Expansive living room with built-in electric fireplace.
- Additional dining room with seamless access into the conservatory for year round entertainment.
- Generous lawned garden with patio area and a shed.
- Single garage, as well as ample off-road parking for multiple vehicles.





### The kitchen

This generously sized kitchen features top-of-the-range appliances including a Neff built-in oven and microwave, an induction hob with an extractor fan and a sink with a basin overlooking the garden.







### The reception room

The reception room is an expansive and welcoming space, perfect for entertaining. It features a built-in electric fireplace, wooden flooring and dual-aspect windows that flood the room with natural light.





### **The dining room**

Adjacent to the kitchen and living room, the dining room offers seamless flow and connectivity throughout the downstairs of the property. Sliding patio doors provide access to the conservatory, bathing the room in natural light and offering picturesque garden views. This inviting space is perfect for family meals and entertaining guests.





### **The conservatory**

Completing the downstairs living areas is the conservatory, accessible via the dining room. This versatile space can be enjoyed year-round, offering a seamless indoor-outdoor feel to the property and enhancing its overall appeal.



### **The utility**

Adjacent to the kitchen and garage is the utility room, which houses the boiler and offers additional storage space along with a sink and washbasin. This practical space also provides direct access to the garden.





### **The cloakroom WC**

Positioned between the dining room and reception room is a convenient cloakroom WC, adding practicality and ease of access to the home's layout.





### **Bedroom one**

Bedroom one is a generously sized double room overlooking the front of the property. It features bespoke built-in wardrobes, offering ample storage space and benefits from its own ensuite, creating a private retreat.





### **Bedroom one ensuite**

Bedroom one further benefits from a generously sized ensuite. This bathroom features a walk-in shower cubicle, a WC, a washbasin and a radiator enhancing the overall comfort and convenience of bedroom one.





### **Bedroom two**

Overlooking the rear of the property is bedroom two another generously sized double bedroom. This room benefits from built-in wardrobes, making it a functional and inviting retreat.



### **Bedroom three**

Adjacent to the family bathroom is Bedroom three, a well-proportioned double bedroom. This space is a blank canvas with the potential to be transformed into a charming children's bedroom.





#### **Bedroom four**

To the left of the staircase, is bedroom four. This room offers ample space for a double bed and features bespoke built-in wardrobes. A window overlooking the front of the property provides an abundance of natural light, enhancing the room's airy and welcoming atmosphere.



### **The bathroom**

Positioned between bedrooms two and three is a convenient family bathroom. This tiled space features a bath with hand held shower head, a WC and a washbasin providing the property with style and functionality.





### The garden

The property boasts ample garden space, featuring a manicured lawn, a shed and a patio area adjacent to the conservatory. This outdoor area is perfect for relaxation and year-round enjoyment.





## Location

Kinver offers the perfect blend of urban convenience and rural charm. With excellent schools, boutiques, restaurants, cafes and pubs, as well as superb transport links, Kinver provides the ideal setting for families, professionals or anyone seeking a high quality of life.

Kinver and the nearby town of Stourbridge boast excellent schools, including old Swinford Hospital school, Redhill school and Brindley Heath Junior School. There is also further education at King Edward VI College as well as nearby Kinver 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 wonderful walking trails and the famous Rock Houses, as well as nearby River Stour. Additionally, Mary Stevens Park in Stourbridge features green space, a lake, play areas and sport facilities, along with scenic walking and cycling paths along the Stourbridge canal.

## Services

The property benefits from mains gas, electricity, water and drainage.

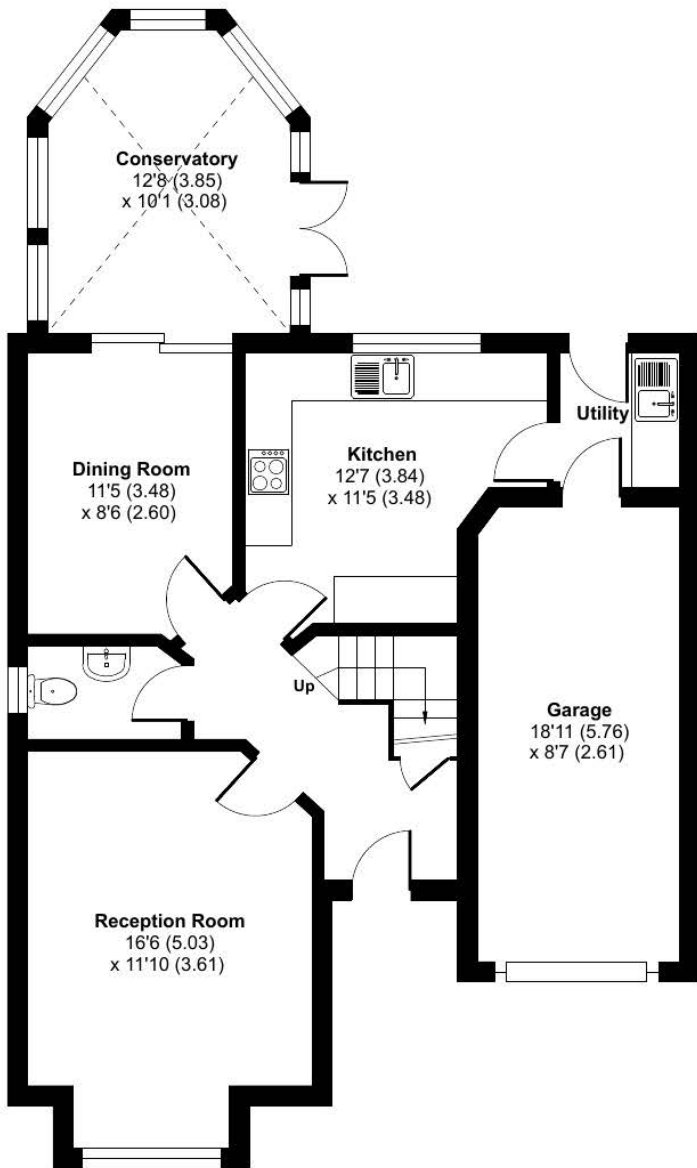
**Council Tax - Band F**



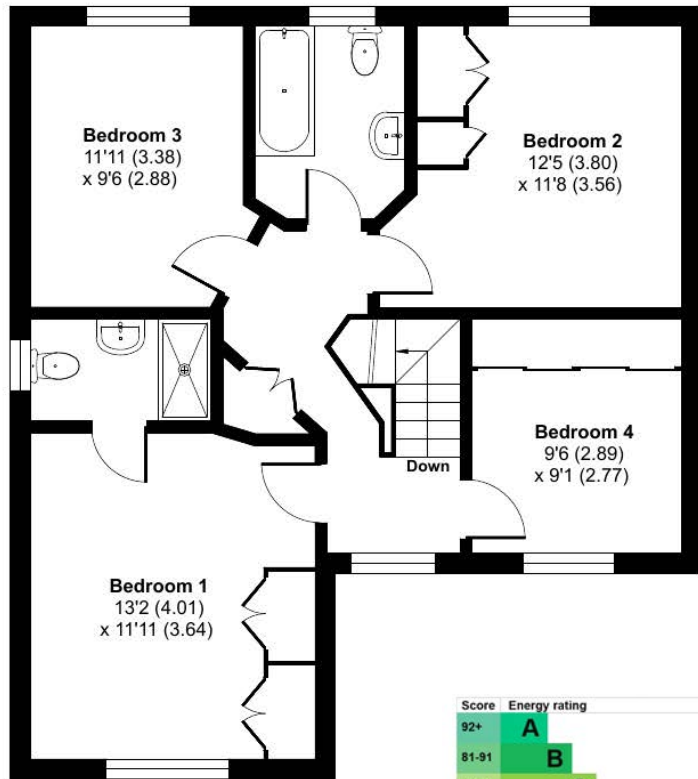
# Dunsley Road, Kinver, Stourbridge, DY7

Approximate Area = 1381 sq ft / 128.2 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1539 sq ft / 142.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 75 C      |
| 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). © n1checom 2024. Produced for Andrew Grant. REF: 1160031



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