



34 Hyde Lane

Kinver DY7 6AF

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,330 sq. ft.

KEY FEATURES:

- No onward chain
- Detached family home
- Coveted village location
- Opportunity to improve
- Spacious lounge diner
- Dining room extension
- Conservatory and cloakroom
- South-easterly facing garden
- Driveway parking for 2 cars
- Attached garage

An opportunity to purchase a detached property offering immense potential, located close to amenities in the sought-after village of Kinver.

This detached family home offers a prime opportunity for modernisation while boasting a range of desirable features. The spacious lounge diner, kitchen, dining room extension and conservatory provide ample living and entertaining space, complemented by the convenience of a ground-floor cloakroom. The first floor of this property comprises a family bathroom, a master bedroom with built-in storage, a further double bedroom with scenic views, built-in storage and a versatile third bedroom.

Outside, the excellent sized south-easterly facing garden provides a peaceful retreat. A driveway accommodates multiple vehicles, leading to the attached garage for convenience.



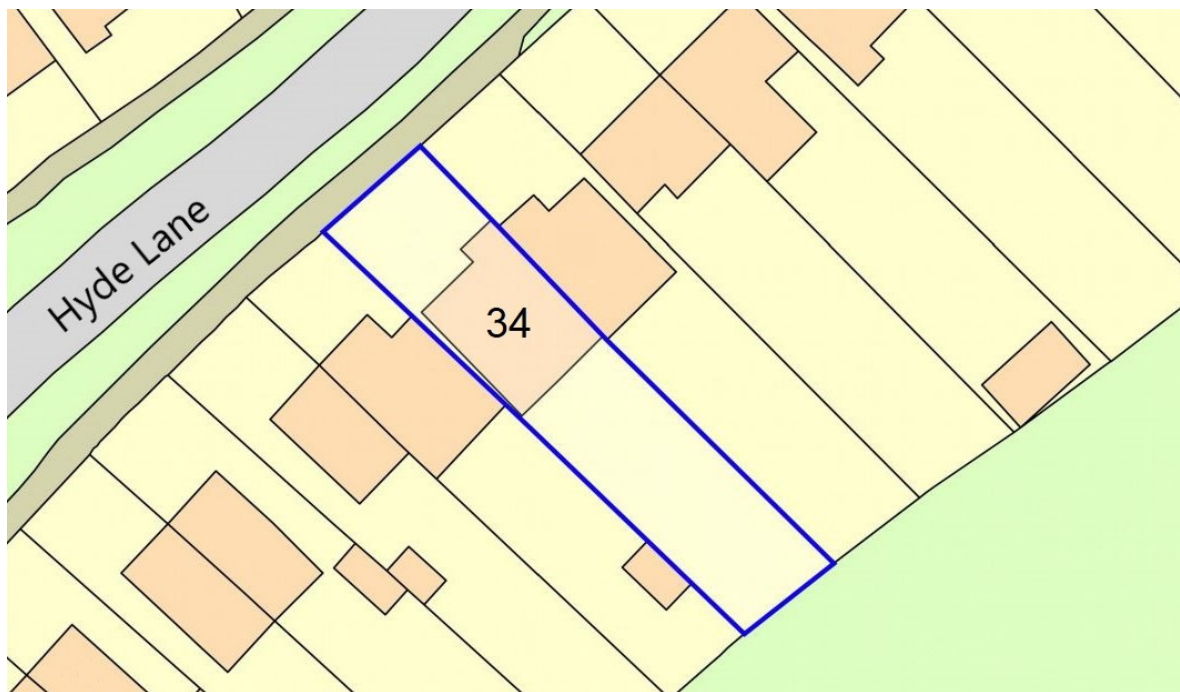
Description

The property is approached via a driveway, providing off-road parking for several vehicles, leading to the garage with wooden doors. Adjacent to the driveway, there is a landscaped garden featuring an abundance of colourful planting, foliage and shrubbery. Lantern-style courtesy lighting enhances the entrance.

A glazed front entrance door opens onto a spacious porch, featuring windows and a tiled floor, making it an ideal space for coats and shoes. A further glazed door leads to a welcoming hallway. A staircase ascends to the first floor, while doors lead to the ground-floor accommodation. To the right of the hallway is a beautifully appointed lounge diner, featuring wonderful parquet flooring. The main feature of this space is a living flame coal effect gas insert fire with tiled backing and hearth, complemented by a wooden surround. A window to the front elevation allows an abundance of natural light into the room. A door leads to the kitchen and sliding patio doors lead to the dining room.

The kitchen is fitted with matching wall, base and drawer units with roll-edged work surfaces incorporating a stainless-steel sink unit with drainer. There is space for domestic appliances. Additionally, there is access to an under stairs storage cupboard and doors lead to both the hallway and conservatory.

Located to the rear, the dining room is an extension to the original property. It includes windows overlooking the rear garden, providing a pleasant view. Access to the conservatory is also available from this room.





The conservatory maximises the views onto the rear garden, providing ample space to relax and unwind. It features windows overlooking the rear and sliding doors that offer access to the garden.

From the conservatory, there is access to a ground floor cloakroom, which houses a low-level WC, washbasin and has space for utility purposes. The cloakroom has complementary tiling to the splashbacks and flooring.

Also accessed from the conservatory, the garage accommodates the meters and is equipped with lighting and power.

First Floor

From the hallway, the staircase rises to the first-floor landing, accompanied by an obscure-glazed window to the side elevation. There is access to the loft and the airing cupboard, which houses the recently installed Worcester boiler and wooden slatted shelving. Further doors lead to the bedrooms and bathroom.

To the front of the property is the master bedroom, equipped with built-in wardrobes and drawers. There is also a window overlooking the front elevation.

At the rear is another double bedroom, boasting built-in wardrobes and cupboards, along with a window overlooking the garden and fields beyond, offering picturesque views.





Bedroom three is situated at the front of the property featuring a front-facing window and a convenient storage cupboard.

The house bathroom has a white suite, which includes a small bath and a separate shower cubicle. Additionally, it features a pedestal washbasin with a mixer tap, complementary tiling on partial walls and an obscure-glazed window overlooking the rear elevation. Furthermore, there is a separate WC with an obscure-glazed window to the rear elevation.



Garden

The spacious garden is meticulously landscaped, displaying mature and vibrant trees, plants and foliage. A paved area outside the extension is designated for al fresco dining and entertaining, and is a natural suntrap. This south-easterly facing garden is ideal for relaxation, featuring a pathway flanked by lawned areas on either side and additionally, there is a pond. Notably, the garden enjoys an open aspect to the rear, with playing fields extending beyond.

Location

One of the standout features of this property is its coveted location within Hyde Lane, situated in the highly sought-after village of Kinver. Nestled on the banks of the River Stour, this picturesque Staffordshire village offers a tranquil setting just a 15-minute drive from the bustling centre of Stourbridge. Surrounded by the scenic landscapes of Shropshire, Worcestershire, and the West Midlands, Kinver boasts the majestic National Trust Kinver Edge to the west. This remarkable sandstone escarpment features ancient rock dwellings, scenic walking trails, and breathtaking views.

Kinver itself is a vibrant community hub, boasting charming pubs, inviting cafes, local farm shops, a brewery, and recreational amenities like the Skate Park. For families, Kinver offers access to three Ofsted-rated "Good" schools: Kinver High School and Sixth Form, Foley Infant School Academy, and Brindley Heath Junior School Academy, making it an ideal place to raise children. The village is also a popular mooring spot for numerous boats along the Staffordshire/Worcestershire Canal and provides convenient access to Birmingham, just a 45-minute drive away.

For those seeking a vibrant village lifestyle without compromising on transport links and convenience, Kinver presents an excellent choice.

Services

Mains gas, electricity, water and drainage.

Council tax band - D.







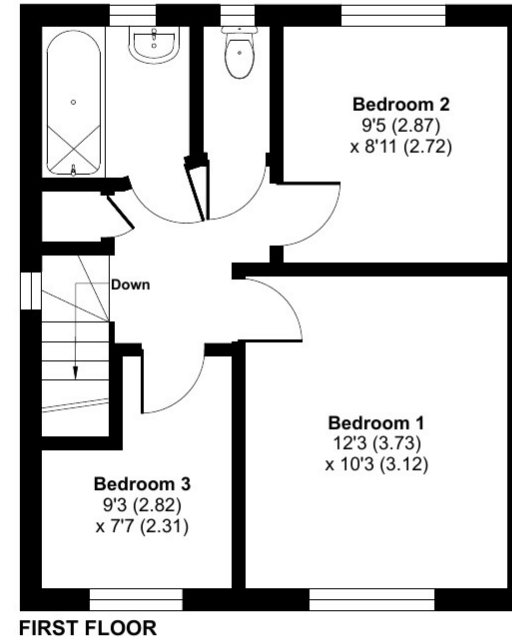
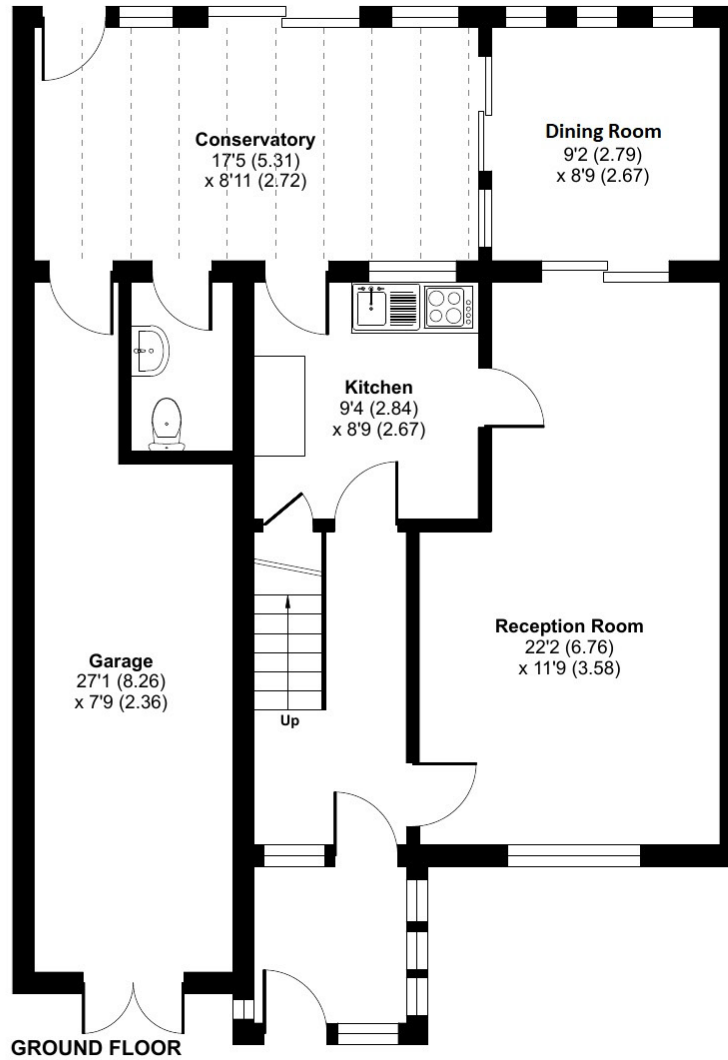
Hyde Lane, Kinver, Stourbridge, DY7

Approximate Area = 1117 sq ft / 103.7 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1330 sq ft / 123.4 sq m

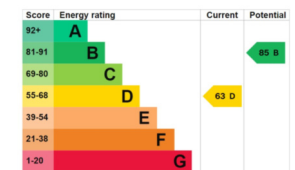
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1125948



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