






9 Foley Street
Kinver, DY7 6EP

Andrew Grant

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A remarkable property nestled within a pleasant cul-de-sac in Kinver.

Key features

- Beautifully presented home in cul-de-sac location
- Stylish kitchen breakfast room
- Conservatory
- Study
- Cloakroom
- Utility room
- Four double bedrooms
- Master bedroom with ensuite
- Fully enclosed garden
- Double garage and parking

Freehold / 1,883 sq. ft.





This exceptional home offers an array of desirable features, including a landscaped fore garden, a double garage with a pitched roof, and a welcoming entrance porch.

Inside, you will find a stylishly designed interior, highlighted by a contemporary staircase, a spacious living room with a feature fireplace and a well-equipped kitchen with matching units. With a conservatory providing a peaceful retreat overlooking the beautiful garden, this property truly embodies comfort and relaxation.

Upstairs, the generously sized bedrooms, including a master suite, offer stunning views and ample space.

Complete with a charming patio area, and a fully enclosed garden, this property presents an ideal opportunity for a delightful living experience.

9 Foley Street is situated in a pleasant cul-de-sac, approached via a landscaped fore garden with steps leading to the front entrance. There is an array of established planting trees and foliage, and a double garage with a pitched roof and parking to the fore.



Entrance

The property is entered via a glazed entrance porch with a further glazed front entrance door, which opens onto a welcoming hallway. A contemporary staircase rises to the first-floor accommodation, there is an under-stairs storage cupboard, and doors radiate to the ground-floor accommodation.

Dining room

To the left of the hallway is a dining room with a bay window to the front elevation. Double doors open onto a study, a perfect room to work from home, with a further door flowing back into the hallway.



Living room

To the right of the hallway is a beautifully presented and spacious living room with a living flame coal effect insert gas fire and feature fire surround, a bay window to the front elevation flooding this room with light, and glazed double doors open out onto the breakfast kitchen.

Cloakroom

There is a ground-floor cloakroom with a white suite comprising a low-level WC, a washbasin with mixer tap, and tiling to the splashbacks and flooring.





Kitchen/breakfast room

The kitchen is fitted with matching cream high gloss wall, base, and drawer units with soft closing, and roll-edged worksurfaces incorporating a one-and-a-half bowl sink unit with drainer and mixer tap.

Integrated appliances include a double oven, a four-ring gas hob with an extractor, a dishwasher, a fridge, and a freezer. Further features include glass display units with shelving, under-cupboard lighting, and tiling to the splashbacks.





There is space for a table and chairs and a set of doors leading into the conservatory.

Situated just off the kitchen is a useful utility room fitted with the same matching kitchen units. There is space for domestic appliances, a stainless-steel sink unit with a drainer and mixer tap, tiling to the splashbacks and flooring, access to the loft for storage, and a part obscure-glazed door accessing the rear garden.



Conservatory

The conservatory is conveniently accessed off the breakfast area and provides a lovely space to sit, relax, and enjoy the rear garden. This room features tiling to the flooring, exposed brickwork, wall light points, and double doors opening onto the garden.



First floor

A staircase with glass and wooden balustrade rises to the landing, where there is useful access to the loft for storage.

The landing also features a Velux window providing stunning views to the front, an airing cupboard with wooden slatted shelving, and doors accessing the bedrooms and bathroom.

Master bedroom

The master suite has two windows and a door to its own ensuite.

The ensuite has a white suite comprising a low level WC, an enclosed washbasin with a vanity unit and mixer tap, and a shower cubicle. There is tiling to the walls and flooring, an extractor fan, a chrome towel radiator, and an obscure-glazed window to the side elevation.





Bedrooms two, three and four

Bedroom two is the largest of the four bedrooms and is pleasingly spacious and situated to the left of the landing. This room has stunning views to the front from its window.

There are a further two double bedrooms situated on the first floor, one to the front elevation and one to the rear, both featuring windows.





House bathroom

Completing the accommodation is a contemporary-styled house shower room. It features a white suite comprising a low level WC, an enclosed washbasin with a vanity unit and mixer tap, and a walk-in shower cubicle with a waterfall shower and additional handheld shower attachment.

Tiling adorns the walls and flooring, complemented by a chrome towel radiator, an extractor fan, and an obscure-glazed window to the side elevation.



Garden

The garden has a curved patio area with a retaining brick wall, creating an ideal place to dine alfresco with family and friends. Beyond a small gate, there are steps that lead to the lawned area beyond.

The garden is fully enclosed by panel fencing with established plants, trees, and foliage, a timber-framed wooden garden shed, and side access to the front of the property. There are also outside electric and water points.



Services

To be confirmed.

Council tax band - F

Location

The property is situated on a highly sought-after cul-de-sac within the charming village of Kinver. Nestled on the banks of the picturesque River Stour and just a short 15-minute drive from Stourbridge, this beautiful Staffordshire village offers a delightful setting. Surrounded by the scenic landscapes of Shropshire, Worcestershire, and the West Midlands, residents of Kinver enjoy the proximity to nature and breathtaking views.

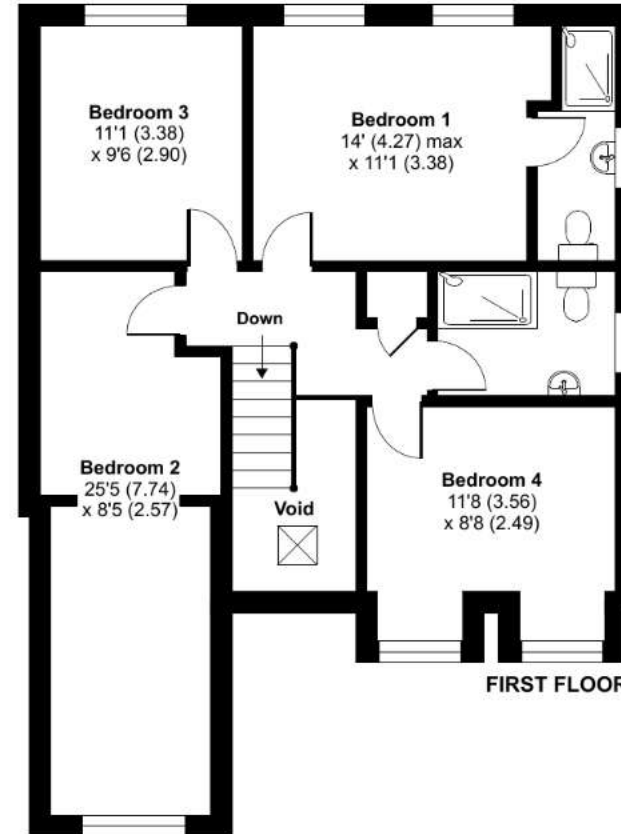
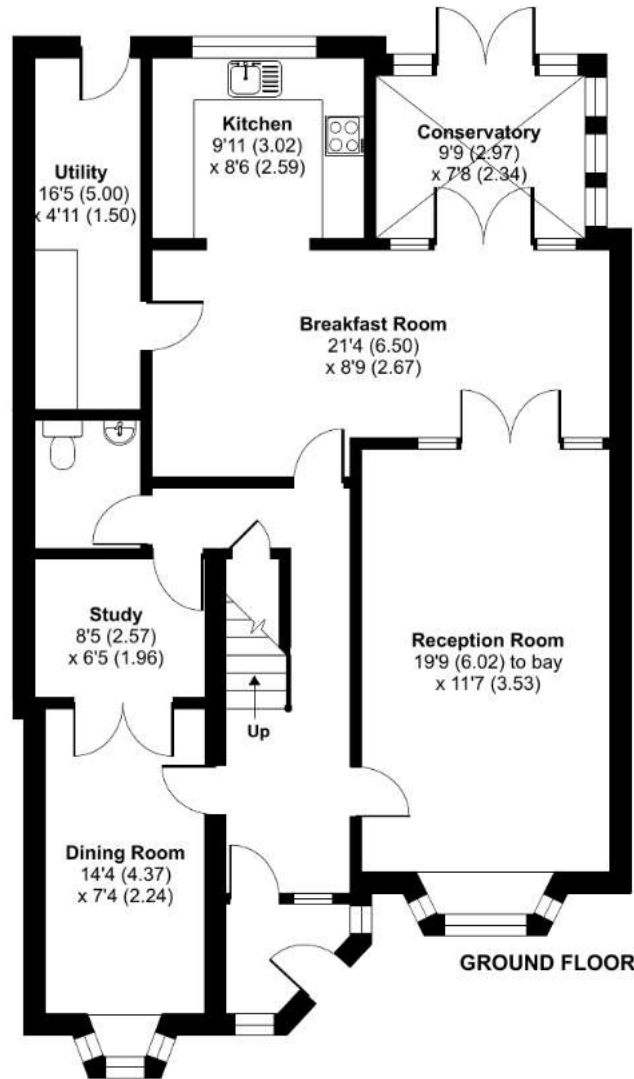
Adding to its allure, Kinver boasts a vibrant community, with a selection of excellent pubs, cafes, farm shops, and even a brewery. The village is also home to three schools, making it an ideal choice for families. With its convenient berthing facilities along the Staffordshire/Worcestershire Canal, Kinver attracts boating enthusiasts, and its location ensures a straightforward 45-minute commute to the bustling city centre of Birmingham. Embodying the best of both worlds, Kinver offers a thriving village lifestyle without compromising on transport connections and modern conveniences.



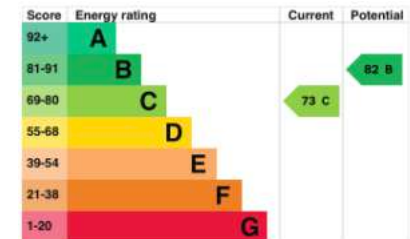
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Approximate Area = 1883 sq ft / 174.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1007103



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