



Whittington Green Lodge Kidderminster Rd, Kinver, Stourbridge, DY7 6NZ

# Whittington Green Lodge Kidderminster Rd, Kinver, Stourbridge, DY7 6NZ

Stylish Lodge with garaging offering flexible accommodation

## LOCATION

Kinver forms a historic and much sought after location, with the High Street providing a choice of friendly village shops and a selection of popular pubs and restaurants. Situated along the banks of the River Stour the Village has proved popular with commuters due to its easy access to Birmingham, Worcester and Wolverhampton city centres whilst nestling on the edge of beautifully scenic countryside including the renowned National Trust Kinver Edge. The area also has highly regarded schooling in both the state and private sector.

## MILEAGE

Kinver 2 miles  
Stourbridge 3.5 miles  
Birmingham 17 miles  
Worcester 19 miles  
Wolverhampton 12 miles

## DESCRIPTION

Stunning contemporary lodge converted in 2020, stylishly presented throughout offering flexible accommodation including open plan living space, master bedroom with en suite and dressing room, laundry and additional shower room and two excellent first floor storage rooms.

There is a substantial garage and gardens with seating areas which back onto open countryside.

## WHITTINGTON GREEN LODGE

The lodge was converted in 2020 by the current owners who have transformed it into a modern and contemporary home. The open plan accommodation features a stunning high gloss graphite grey kitchen area with integral appliances which include a double oven, electric four ring hob and extractor, dishwasher and fridge and freezer. Oak block worktops and complementary tiling to splashbacks and flooring. There is ample space for a dining table and chairs. Steps lead to a double aspect living area with air conditioning. The master bedroom is adjacent and also features air conditioning a generous walk in wardrobe and luxurious en suite shower room.

Off the kitchen there is a further shower room with curved shower cubicle and waterfall shower and a useful laundry area with space for appliances set within matching grey graphite wall and base units with oak block worktops.

On the first floor there are two further rooms with restricted head height and Velux windows. These both have ample eave storage and air conditioning units.

## GARDENS AND GROUNDS

At the rear of the plot a decked area with slate chippings can be found with established foliage bordering a lawned garden. The garden offers various areas for sitting and al fresco dining all set against a glorious open aspect across open countryside.

Double wooden gates open to provide access for additional off road parking, leading to a sizeable garage complete with lighting and power.

## AGENTS NOTE

The Lodge has mains electricity and water and LPG heating. A Klargest Water filtration system is serviced annually by Klargest and emptied bi-annually by Camion.

## DIRECTIONS

Find and navigate to the exact location of this property by searching its 3 word address [///manliness.courier.packing](https://manliness.courier.packing) using the <https://what3words.com/products/what3words-app/>

## SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

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### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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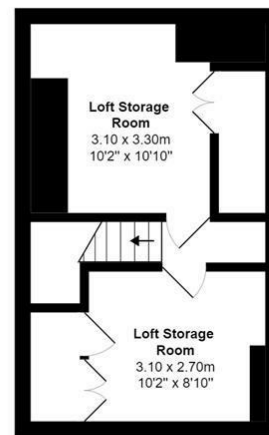
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



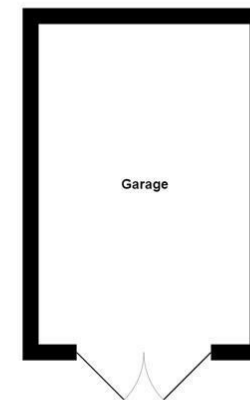
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Ground Floor



First Floor



**Total Approx Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding garage)**

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

