



**RE/MAX**  
Prime Estates



## **7 Round Hill Farm Cottages Whittington Hall Lane, Kinver, DY7 6PH**

### **£480,000**

- TWO DWELLINGS ON OFFER - SCENIC VIEWS TO THE FRONT AND REAR - SPACIOUS DRIVEWAY -

Nestled in the picturesque setting of Whittington Hall Lane, Kinver, this semi-detached house presents a unique opportunity for discerning buyers. Spanning an impressive 1,098 square feet, the property comprises two distinct dwellings: a spacious three-bedroom semi-detached house and a self-contained lodge situated within the garden, featuring two bedrooms and two bathrooms.

The main residence boasts an open-plan living area that seamlessly integrates the living room, dining room, and kitchen, creating a versatile space ideal for both entertaining and everyday living. Additionally, the property includes a utility room and an extra reception room, providing ample space for various activities and family needs.

One of the standout features of this property is its panoramic views over the surrounding fields, which can be enjoyed from both the front and rear aspects. This serene backdrop enhances the appeal of the home, offering a tranquil environment while remaining conveniently located.

With four bathrooms in total, including those in the lodge, this property is well-equipped to accommodate families or guests comfortably. The combination of spacious living areas, a well-designed layout, and the added



## Approach



With a tarmacadam driveway with gravel border, side access gate leading to the rear and a storm porch offering access to;

## Entrance Hall

With a door leading from the driveway, doors to various rooms, stairs leading to the first floor accommodation, built in store cupboard and a central heating radiator

## Open Plan Lounge / Diner 11'0" x 23'5" (3.37 x 7.16)



With a door leading from the entrance hall, being open plan to the kitchen, log burning stove, a double glazed window to the front, double glazed sliding patio door to the rear and a central heating radiator

## Kitchen 18'6" x 9'9" (5.65 x 2.99)



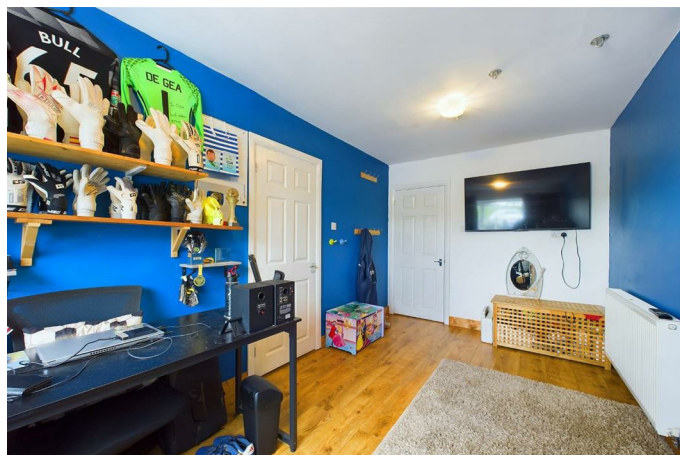
Being open plan to the lounge diner, fitted with a range of wall and base units with worktops above, breakfast island with waterfall edges, doors leading to the utility, under stairs store and further reception room, a double glazed window to the rear garden, double glazed windows to the rear and side and a central heating radiator

## Utility 4'9" x 5'10" (1.47 x 1.80)



With a door leading from the kitchen, WC, hand wash basin, utility outlet points for laundry machinery with worktops above, wall mounted units, and a double glazed window to the side

Reception Room 8'4" x 15'5" (2.55 x 4.72)

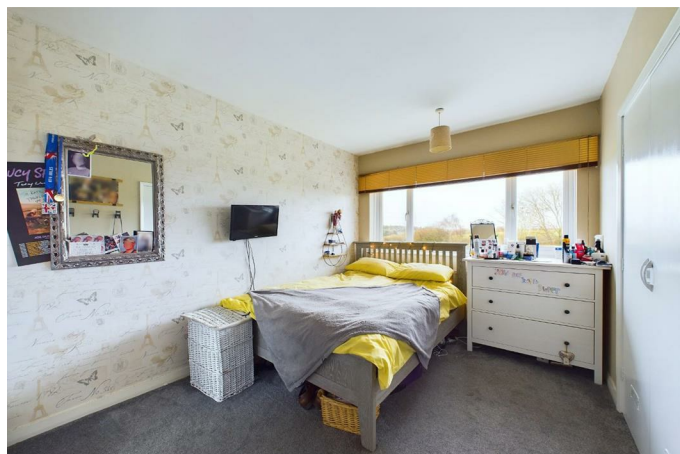


With doors leading from the kitchen and entrance hall, a double glazed window to the front and a central heating radiator

#### Landing

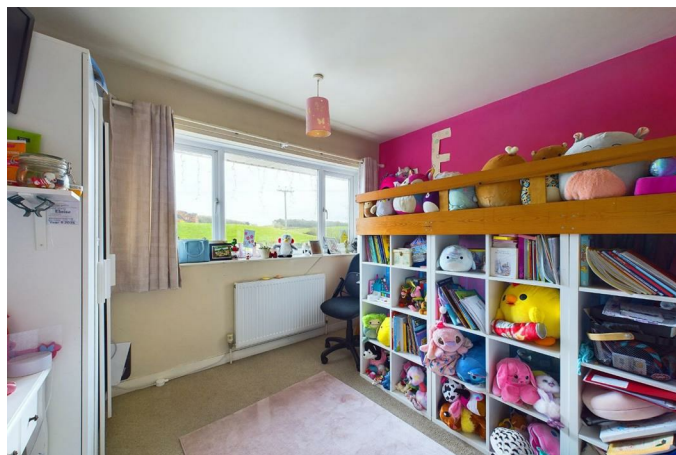
With stairs leading from the entrance hall, doors to various rooms and store cupboard, and a double glazed window to the side

Bedroom 9'2" x 13'4" (2.80 x 4.07)



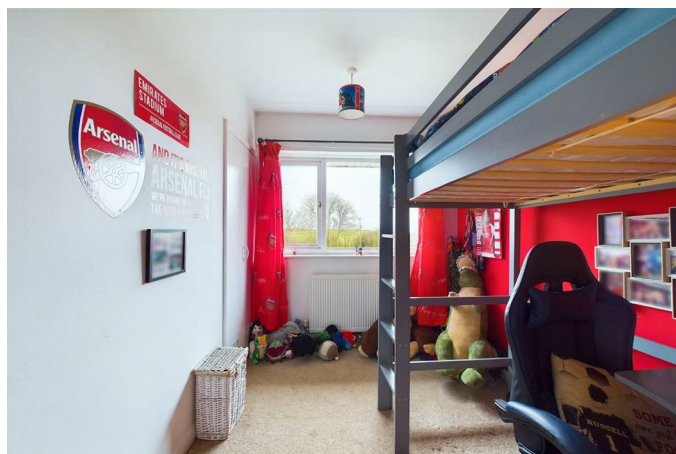
With a door leading from the landing, built in wardrobe storage, a double glazed window to the rear offering panoramic views of fields and a central heating radiator

Bedroom 10'11" x 9'10" (3.34 x 3.01)



With a door leading from the landing, a double glazed window to the front offering panoramic views of fields and a central heating radiator

Bedroom 6'9" x 10'0" (2.06 x 3.07)



With a door leading from the landing, built in wardrobe storage, a double glazed window to the rear offering panoramic views of fields and a central heating radiator

Bathroom 7'4" x 5'4" (2.24 x 1.65)



With a door leading from the landing, full height tile surround to three walls, WC, hand wash basin, bath with shower over and mixer tap, a double glazed window to the front and a central heating radiator



## Garden



With doors leading from the kitchen and dining area, artificial lawn with covered decking area so the sides, steps leading down to further artificial lawn area with raised deck offering access to additional garden dwelling

## Garden Dwelling

This property has the added benefit of a self contained lodge which comprises;

## Open Plan Lounge / Kitchen 11'10" x 17'4" (3.63 x 5.30)

With a door leading from the garden, fitted kitchen with a range of wall and base units with worktops, integrated appliances, full height double glazed window to the rear, with further double glazed windows to the side

## Inner Hallway

With a door leading from the open plan lounge / kitchen, doors to various rooms

## Bedroom 9'9" x 7'2" (2.98 x 2.19)



With a door leading from the inner hallway, overhead storage, a door leading to the en-suite, a double glazed window to the rear and a central heating radiator

## Ensuite

With a door leading from the bedroom, WC, hand wash basin and a central heating radiator

## Bedroom 5'7" x 7'10" (1.72 x 2.41)

With a door leading from the inner hallway, overhead storage, a double glazed window to the side and a central heating radiator

## Bathroom 3'6" x 6'2" (1.07 x 1.90)



With a door leading from the inner hallway, WC, hand wash basin, shower cubicle, a double glazed window to the side and a central heating radiator

## Money Laundering Regulations

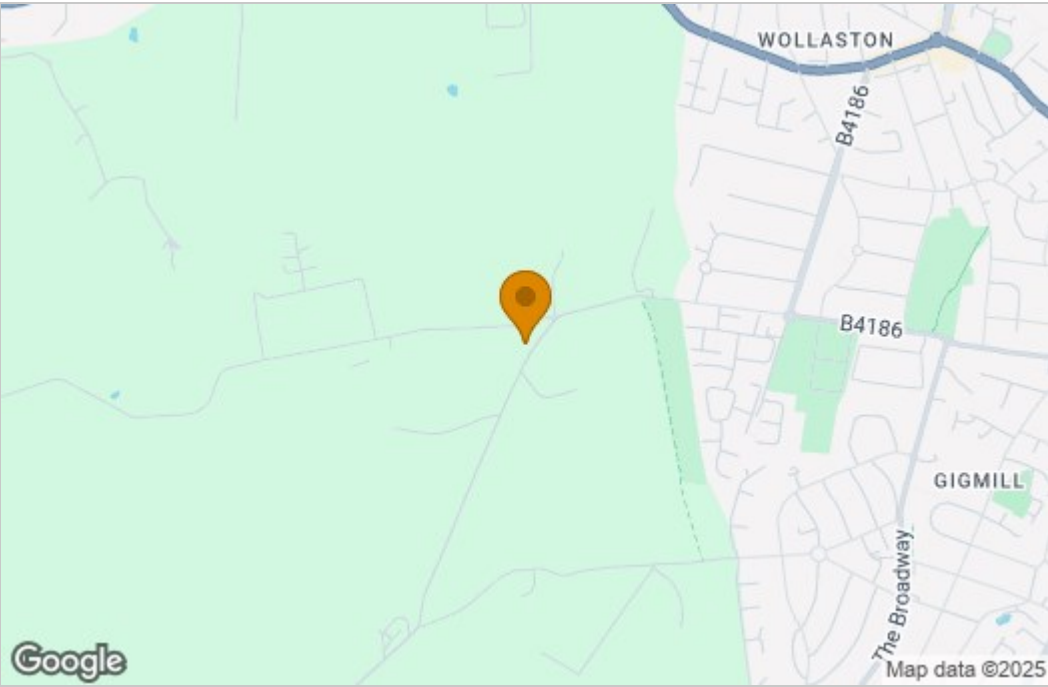
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

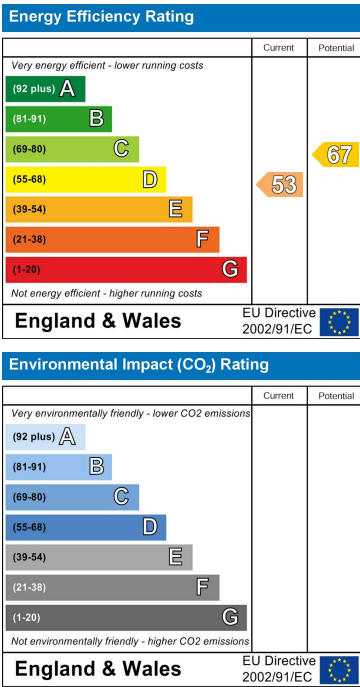
Floor Plan



Area Map



Energy Efficiency Graph



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