



Grove.
FIND YOUR HOME

11 Dunsley Road, Dunsley, DY7 6LJ
Guide Price £595,000

11 Dunsley Road

Located on Dunsley Road in Dunsley, Kinver, this splendid detached house offers no upward chain and a perfect blend of comfort and elegance. With four spacious bedrooms, all benefitting from new carpets, this property is ideal for families seeking a welcoming home. The layout includes three inviting reception rooms, providing ample space for relaxation, entertaining guests, or enjoying family time.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze with the additional separate downstairs w.c. The property boasts generous parking facilities, accommodating up to five vehicles, which is a rare find in this desirable area.

The garden to the rear is a perfect space to enjoy the warmer months with friends and family and offers a safe environment for children to play.

Set in a tranquil neighbourhood, this home is not only a sanctuary but also a gateway to the vibrant community of Kinver. Residents can enjoy local amenities, picturesque walks, and a friendly atmosphere. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible location.

In summary, this detached house on Dunsley Road is a remarkable find, offering spacious living, ample parking, and a delightful community. It is a perfect choice for anyone looking to create lasting memories in a beautiful setting.





Approach

Approached via block paved driveway providing space for up to five cars, access to garage and lawn to front with mature trees.

Entry Hall

With central heating radiator, karndean flooring throughout and stairs to the first floor landing with understairs storage cupboard. Doors lead to:

Living Room 11'9" max 6'2" min x 16'4" max 11'1" min (3.6 max 1.9 min x 5.0 max 3.4 min)

With double glazing bay window to front, central heating radiator, karndean flooring throughout and feature sandstone fireplace with insert.

Dining Room 8'6" x 11'5" (2.6 x 3.5)

With sliding doors through into the conservatory, central heating radiator and karndean flooring throughout.

Conservatory 10'2" x 12'5" (3.1 x 3.8)

With double glazing windows surrounding, doors out to the patio, tiling to floor and fan overhead.

Kitchen 12'5" max 11'5" max (3.8 max 3.5 max)

With double glazing window to rear, central heating radiator and new herringbone LVT flooring throughout. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and Neff induction hob with extractor fan over. There are various integrated appliances such as dishwasher and Neff oven/grill, Neff Microwave oven/oven, along with further space for white goods. Opening leads through into the utility.

Utility 4'11" x 5'6" (1.5 x 1.7)

With door to rear, central heating radiator and new herringbone flooring throughout. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Door gives internal access to the garage.

W.C.

With obscured double glazing window to side, central heating radiator and karndean flooring. There is a fitted pedestal sink with tiled splashback and w.c.



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First Floor Landing

With double glazing window to front, central heating radiator, large airing cupboard and access to loft via hatch. Doors lead to:

Bedroom One 11'9" max 9'6" min x 13'1" max 3'11" min (3.6 max 2.9 min x 4.0 max 1.2 min)

With double glazing window to front, central heating radiator and two large double door storage cupboards. Further door leads to ensuite.

Ensuite

With obscured double glazing window to side, new Karndean flooring, chrome heated towel radiator and tiling to half walls. Pedestal sink, w.c. and shower cubicle with shower overhead.

Bedroom Two 12'5" max 9'2" min x 11'9" max 5'2" min (3.8 max 2.8 min x 3.6 max 1.6 min)

With double glazing window to rear, central heating radiator, large double door storage cupboard and further single storage cupboard.

Bedroom Three 10'9" max 8'10" min x 11'9" max 4'3" min (3.3 max 2.7 min x 3.6 max 1.3 min)

With double glazing window to rear and central heating radiator.

Bedroom Four 8'10" x 9'6" (into wardrobes) (2.7 x 2.9 (into wardrobes))

With double glazing window to front, central heating radiator and fitted sliding door wardrobes.

Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to walls. With pedestal sink, w.c. and fitted bath with shower overhead and glass screen.

Garage 8'6" x 18'4" (2.6 x 5.6)

With up and over garage door, lighting overhead and internal door through into the utility.

Garden

With large paved patio area and pathway to side for access, manicured lawn and shed to rear for storage.



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Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

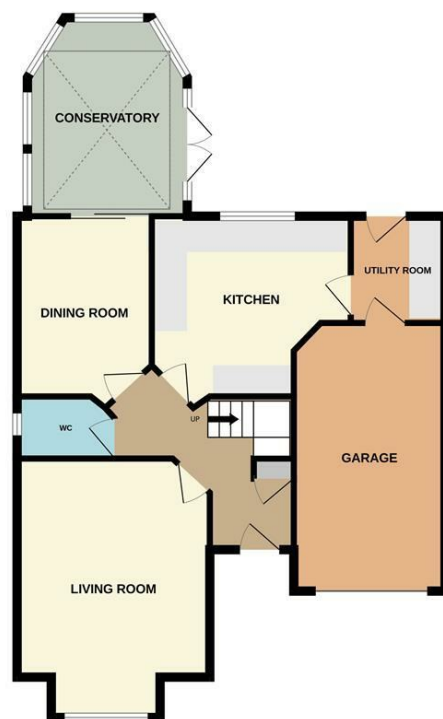
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

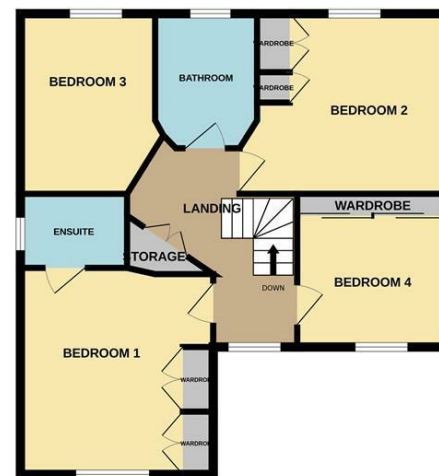
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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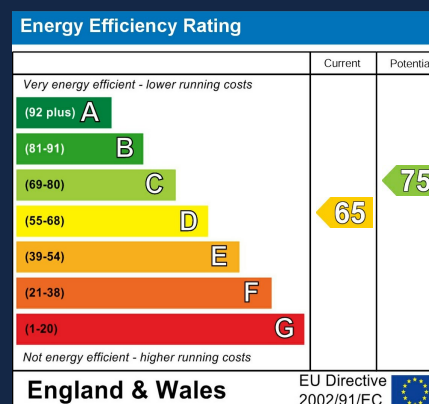


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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