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Cinder House, Drakelow Lane,  
Wolverley

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Cinder House, Drakelow Lane, Wolverley, DY11 5RY

Idyllic country living at its best with substantial and spacious accommodation with a homely feel in a very private setting. The gardens extend to approximately 0.65 of an acre located at Wolverley and close to Kingsford, Kinver Edge and some lovely local walks, it is well placed for access to the West Midlands conurbation, Kinver village, Stourbridge and Kidderminster where there are an excellent range of amenities.

The accommodation briefly comprises 4 reception rooms together with breakfast room, kitchen and 3 good sized double bedrooms, master with ensuite plus house bathroom.

The front elevation and front door with its canopy porch are framed with established wisteria. There is a dining room with oak front door and log burner for those cosy winter nights, and a central staircase.



The largest reception room is the lounge which is a good through room well-proportioned with 3 bay windows, French doors to the garden and a Clearview 750 multi fuel log burner set within an inglenook fireplace.

There is a second reception room which provides a snug with arched doorway, oak fireplace and bay window to the rear with French doors to the garden. A study/ library is a lovely place for sitting and chatting or to sit in one of the bay windows and read a book. It provides a great link through to the kitchen via the breakfast room with its large double glazed skylight.

The kitchen features a range of units with black granite work surfaces and Lacanche premium range cooker. In addition, there is a separate utility room with Belfast sink and 2 boilers with plumbing and space for washing machine and dishwasher together with useful storage cupboards. There is a large walk-in pantry which is also useful as a wine storage area, with an arched external door. There is a guest cloakroom with low level wc and wash basin.





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The wide staircase leads to the split-level landing with view to the garden. The master bedroom located above the lounge has 2 banks of fitted wardrobes, together with dressing table and lovely ensuite with shower, vanity wash basin, wc and fitted units. Its fitted in the same style as the house bathroom.

Bedroom 2 could potentially be split into 2 if required with a range of fitted wardrobes and bedroom 3 is also a double room with fitted wardrobes. The good-sized house bathroom refitted in recent years with bath, vanity wash basin, wc and fitted units with attractive French style tiling.

The property benefits from pvcu double glazing which blends beautifully as is in keeping with the style of the house. Heating is by way of LPG and drainage leads to a private drainage system. There is a detached double garage together with wood shed and with its south facing rear garden, and a feeling of space as this wide plot borders an idyllic steam to the rear.

The garden has some interesting features with areas to explore not visible from the house including Japanese Torii style arches. Also, in the garden there is an extensive rhododendron border, an impressive Oak and Copper Beech tree, lots of different places to sit and enjoy a different view and setting.

Tenure - freehold  
Council tax band - G

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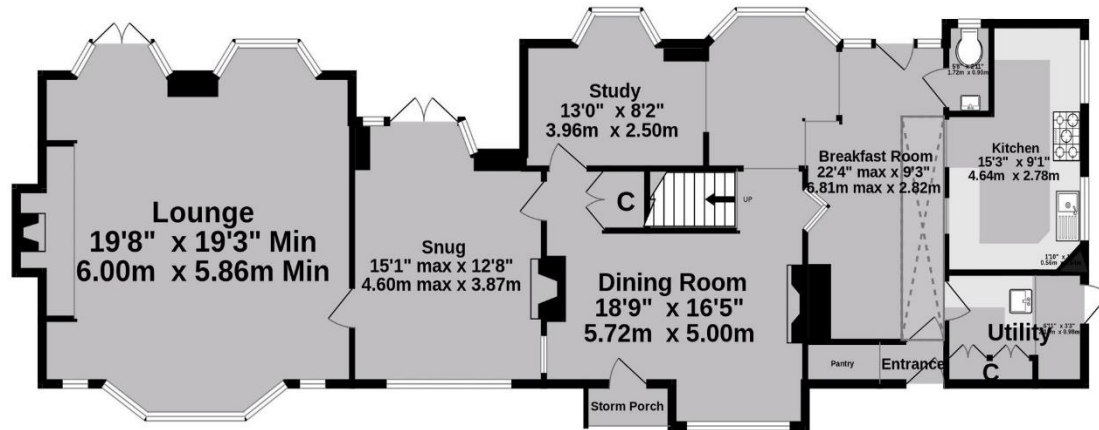
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# FLOOR PLANS

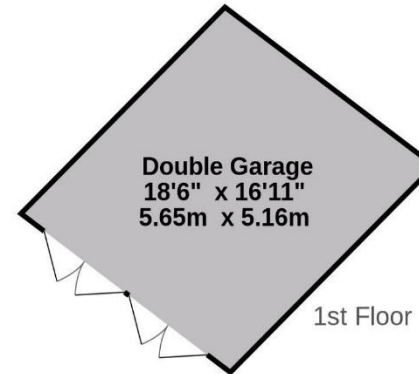
Ground Floor Area  
Omits Garage



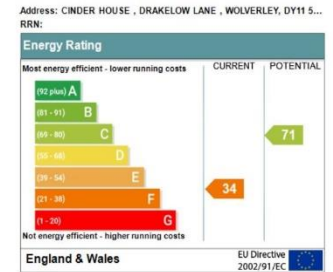
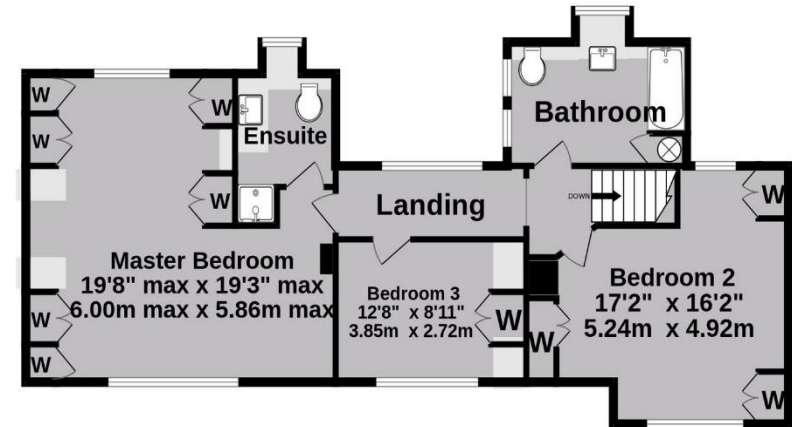
TOTAL FLOOR AREA : 2411sq.ft. (224.0 sq.m.) approx.

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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1st Floor





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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