



2 Gallows Hill, Kinver, Stourbridge, DY7 6BF

BERRIMAN  
EATON



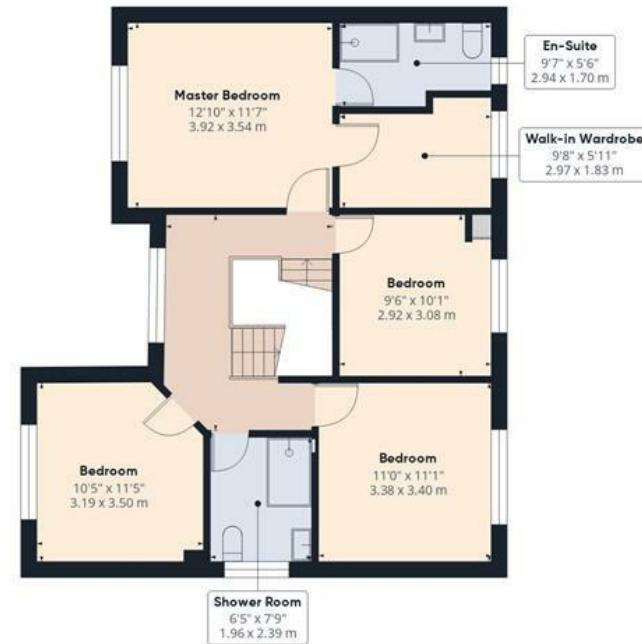


## 2 Gallows Hill, Kinver, Stourbridge, DY7 6BF

A substantial five bedroom modern home in a secure gated development in the village of Kinver. Extensively updated and extended to include a contemporary 'live in' kitchen with high quality appliances, and bi-folding doors opening onto a marble patio. Re-fitted bathrooms and double detached garage.

Stourbridge - 5 miles, Kidderminster - 7 miles, Wolverhampton - 13 miles, Telford - 22 miles, Bridgnorth - 11 miles, Birmingham - 18 miles.

(All distances are approximate).



**Approximate total area<sup>(1)</sup>**

2462 ft<sup>2</sup>  
228.6 m<sup>2</sup>

**Reduced headroom**

154 ft<sup>2</sup>  
14.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

## LOCATION

Kinver village has long been the destination of choice for those wanting to enjoy living in a semi rural location and yet with the benefits of easily reached local amenities. The village offers schools suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge, which has around 6 miles of walks with superb views, leading to the famous Rock Houses.

Kinver is a sociable community with a number of events throughout the year, including open gardens, beer festivals at various venues and concerts at the Community Centre and St. Peter's Church. Located between Stourbridge and Kidderminster, Kinver has good access to the A449 to Birmingham. A good place for commuting, the commercial centres of the Black Country and North Worcestershire are also easily to hand and the surrounding publicly accessible countryside extends for many miles.

## OVERVIEW

The property covers three floors with an abundance of improvements that include an extended 'live in' kitchen with dual bi-folding doors to the terrace, German designed quality contemporary kitchen, refitted bathrooms, wooden flooring to some areas and CCTV. Located in a select cul-de-sac of detached homes in this gated development, there is generous parking and turning space for the residents.

## ACCOMMODATION

From the porch, a spacious hall with central staircase has French Oak flooring and a refitted fully tiled guest WC. The full depth lounge includes a feature living flame gas fireplace with a beamed mantle, views to the front and patio doors to the rear. A separate dining room has a bay window to the front with wooden oak flooring.

For the fitted kitchen area, this high quality range of units have quartz work tops and a range of Siemens integrated appliances. These include a double eye level oven, combination oven, warming drawer, hob and downward extraction, Quooker boiling tap, contrasting coloured Island with breakfast bar and integrated dishwasher and larder fringe, drinks fridge and freezer. The open space has an array of down lighters and porcelain tiled floor that flows into both a sitting area for the TV and a dining area that has bi-folding doors on two sides that when open, give the feeling of being outdoors and link to the marble patio. A separate utility is fitted with a sink unit, side door and plumbing for the washing machine.

On the first floor the principle bedroom suite has a walk in dressing room and re-fitted shower en-suite, fully tiled with a double shower, vanity unit and WC. There are three further bedrooms on this floor (one currently used as a dressing room). The fully tiled house bathroom has also been re-fitted into a wet room having a large shower, vanity unit and WC.

The second floor accommodation comprises of a generous landing area with a further double guest bedroom and recently completed re-fitted bathroom that has a feature wall, slipper bath, WC, vanity unit and tiled floor.

## OUTSIDE

A generous double garage stands to the side of the drive with remote doors, power and lights. The concrete print drive gives good parking and side access to the rear garden that is private and features an extensive marble patio area with an aluminium louvered pergola in the corner. There is extensive night time ambience lighting and artificial lawns for low maintenance.

## SERVICES

We are advised all main services are connected. Verification should be sought through your Solicitor.

## TENURE

We are advised the property is freehold. This is a secure gated development of just 5 houses. If any repairs or garden maintenance are required within the communal area, the residents split the bills equally.

## LOCAL AUTHORITY

South Staffordshire DC.

Tax band: F.

## FIXTURES AND FITTINGS

Certain fixtures and fittings may be available by separate negotiation.

## VIEWING

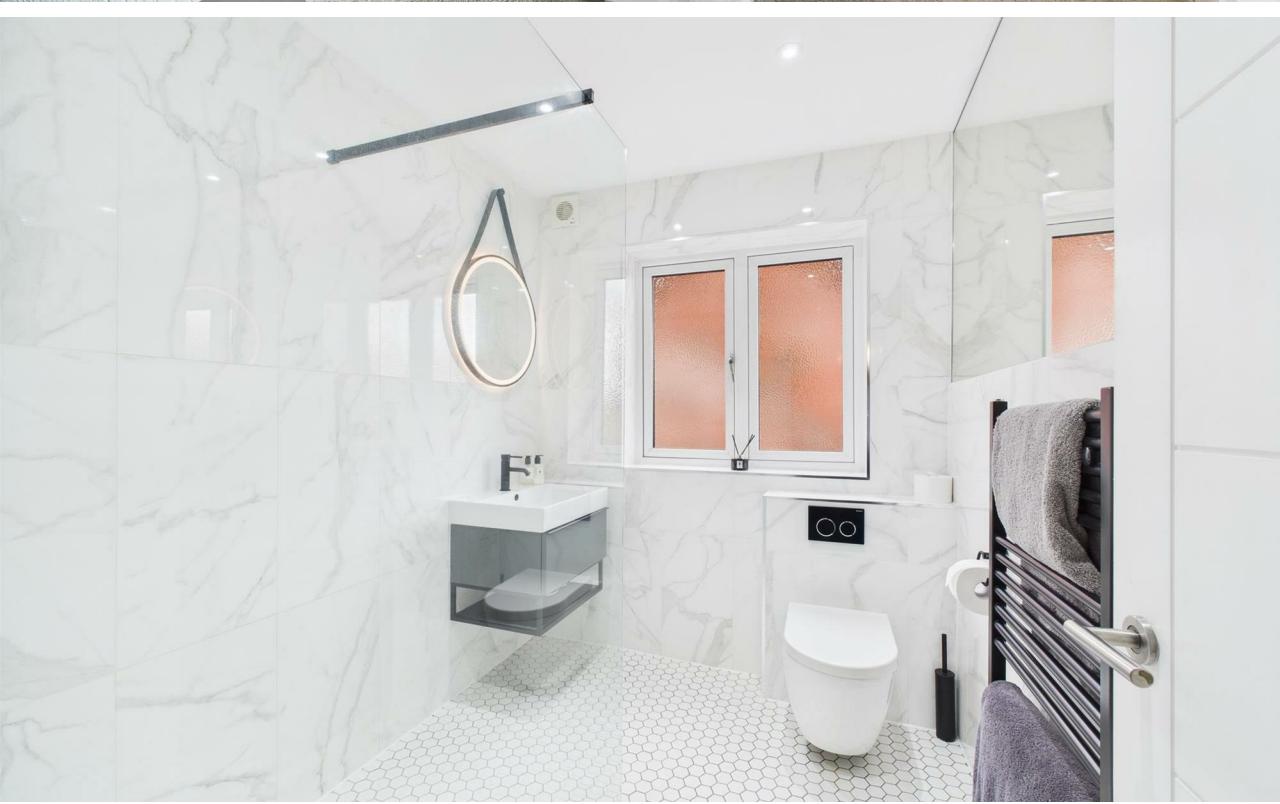
Strictly by appointment through the selling agents. Please contact our BRIDGNORTH OFFICE.

Offers Around £775,000

EPC:

**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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