



South Lodge

Envile Road, Kinver, Stourbridge DY7 5LS.

LexAllan
Collection

A rare opportunity to acquire a substantial five-bedroom detached residence occupying a generous corner plot on the highly sought-after Envile Road in the picturesque village of Kinver.

South Lodge offers exceptional space both inside and out, with vast scope for modernization and extensions (subject to usual permissions). Set behind a private frontage, the property enjoys superb kerb appeal, surrounded by mature gardens and extensive parking.

Inside, the accommodation is well-proportioned throughout, featuring multiple reception rooms, a spacious kitchen area, utility, cloakrooms, five double bedrooms, ensuite and family bathroom - ideal for growing families or those seeking multi-generational living.

To the side and rear, a double garage and a separate triple garage offer incredible flexibility - perfect for car enthusiasts, hobbyists, or those seeking to create additional work-from-home or leisure spaces.

The plot itself is a standout feature: a large, established corner plot providing a rare sense of privacy and space, with enormous potential for landscaping, outdoor entertaining or further development.

This is a unique chance to secure a substantial home with real presence, in a fantastic location, offering unlimited potential to create a forever family home.

Viewings strictly by appointment. For further information or to arrange your viewing contact the office.

Approach

Gated gravel drive offering parking for a number of cars and giving access to triple garage, further gated access to addition parking and double garage.

Entrance Hall

Door to front, central heating radiator, double glazed window to front, cupboard off housing immersion tank.

Lounge

15'5" x 23'11"

Double glazed windows and door opening onto garden, open fire with feature surround and central heating radiator.

Dining Room

10'9" x 11'9"

Double glazed window with bay window seat, central heating radiator, fitted drinks cabinet and study area off.

Cloakroom

Window to front, WC, wash hand basin with mixer tap and storage below, and central heating radiator.



Snug

11'9" x 11'9"

Double glazed windows, wooden panel walls, central heating radiator, feature fireplace and cellar off.

Kitchen

11'5" x 17'8" max

Dual aspect windows, stable style door, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, aga, integrated dishwasher, microwave, breakfast bar, tiled floor and splash backs.

Utility

Window to front, space and plumbing for washing machine, tiled floor and central heating radiator.

WC

Window to rear, wash hand basin with mixer tap, WC, tiled floor and splash backs and central heating radiator.

Sauna Room

Window to front, door to rear and cupboard off.

Landing

Central heating radiator, access to loft space and doors off.

Bedroom One

13'5" x 11'9" max

Double glazed window to rear, central heating radiator, french doors onto balcony.

En suite

Shower, WC, wash hand basin with mixer tap and storage below, double glazed window to front, tiled splash backs and heated towel rail.

Bedroom Two

11'9" x 14'1"

Double glazed window to rear and side, fitted wardrobe and draws and central heating radiator.

Bedroom Three

12'1" x 10'5"

Double glazed window to front, fitted wardrobe and central heating radiator.

Bedroom Four

12'1" x 10'5"

Double glazed window to rear, central heating radiator and fitted wardrobe.

Bedroom Five

11'9" x 12'5"

Double glazed window to rear and central heating radiator.

Bathroom

Shower, wash hand basin with mixer tap and storage below, WC, jacuzzi style bath, heated towel rail, tiled splash backs and double glazed window to front.

Triple Garage

25'7" x 13'5" max

Three main doors to front and window to side.



Double Garage
16' 8" x 21' 11"
Electric garage door to front, door and window to side.

Gardens
Lawn areas, various flower beds and mature hedging and shrubs.

The 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. A good place for commuting, the commercial centres of the Black Country and North Worcestershire are easily to hand and the surrounding countryside extends for many miles. The house lies on the periphery of the village in an exceptional semi rural location overlooking fields to the front and Enville Estate to the rear.

Money Laundering Regulations.
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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.

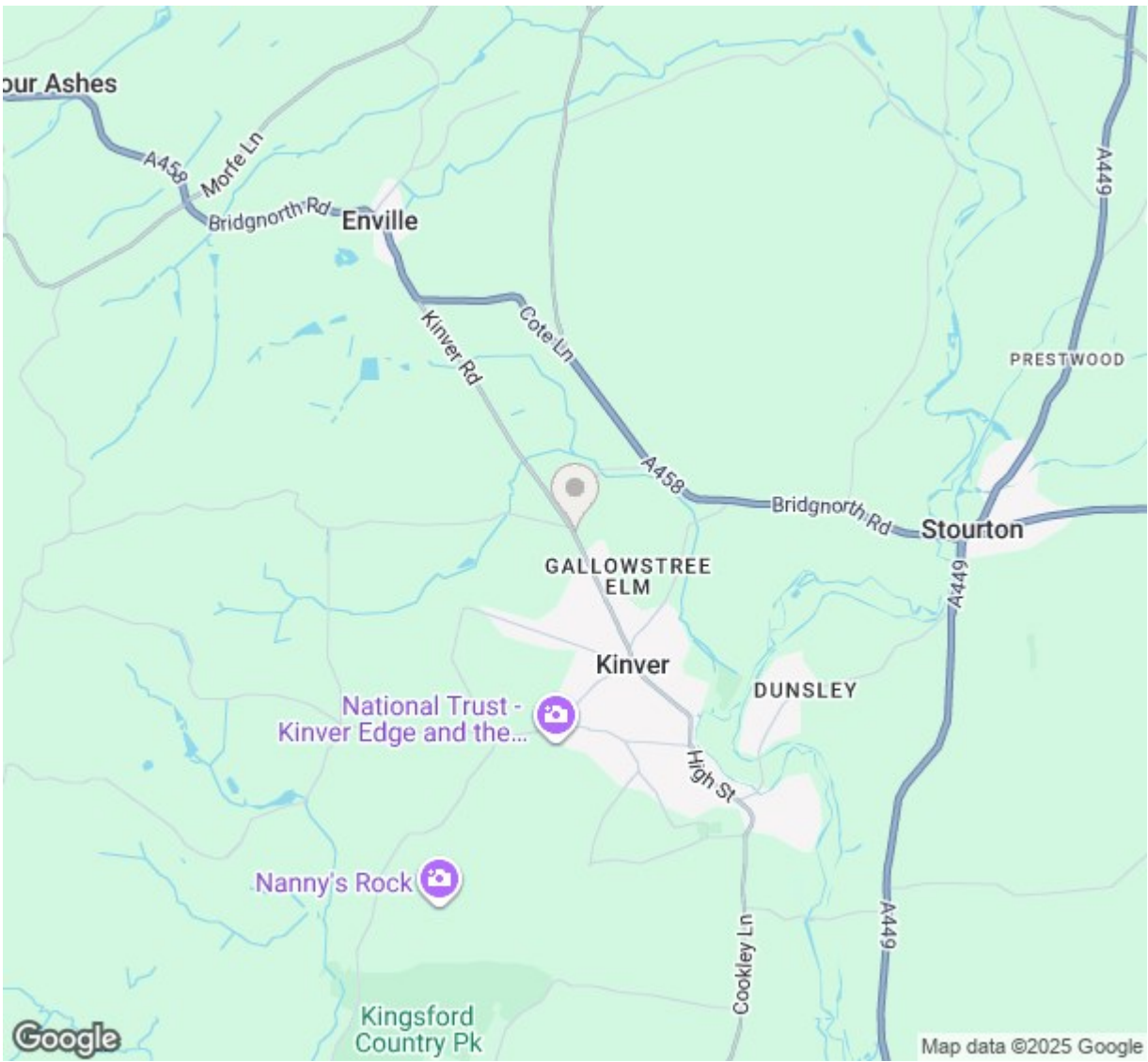
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct 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.

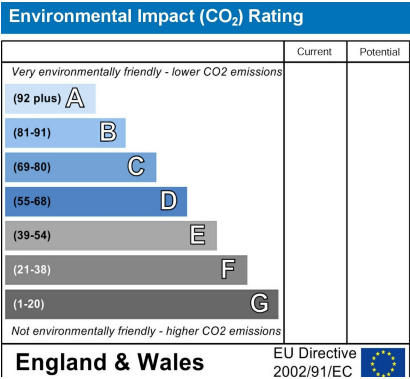
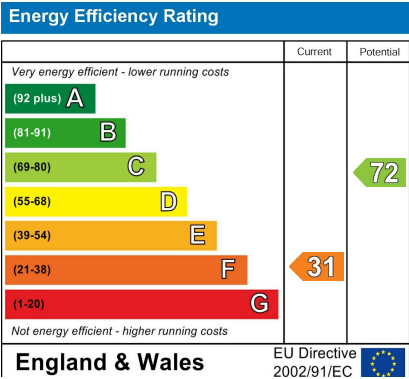
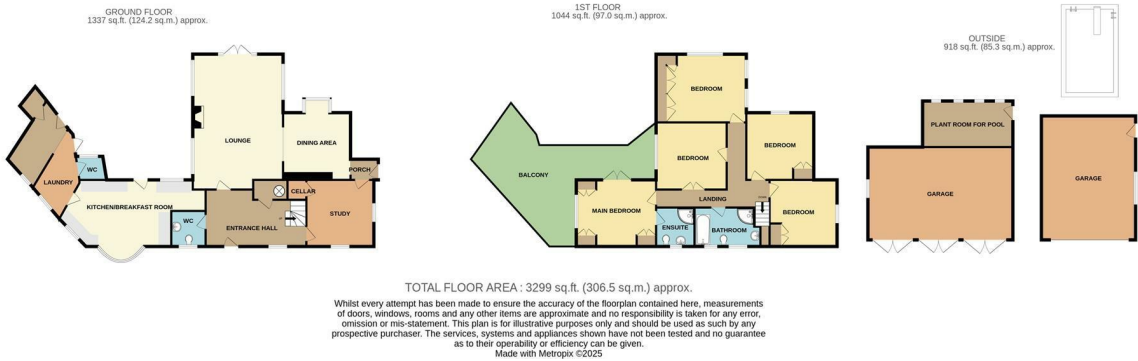
Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band G











IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING: View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

Lex Allan Estate Agents

The Auction House, 87-88 St. John's Road
Stourbridge, West Midlands DY8 1EH

sales@lexallan.co.uk | 01384 442464 | lexallan.co.uk

LexAllan
Collection