



The
LEE, SHAW
Partnership

Tanglewood, 100 White Hill
Kinver DY7 6AU

Superbly appointed village home

OUTSTANDING OPPORTUNITY TO CHANGE YOUR HOME AND CHANGE YOUR LIFESTYLE FOR VILLAGE LIVING.

Highly individual, unique, superbly appointed and immaculately presented, 3 Bedroom (could be 4 with changes to Dressing Room), split-level Detached Residence, equally suitable as a FAMILY HOME or spacious BUNGALOW with stunning, open rural views to front and rear, turn the key ready move in condition, such a fantastic and rare chance to buy – this is one not to be missed – early inspection is absolutely essential.

White Hill leads off Meddins Lane in the sought after and historic Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful Countryside walks and the Village itself with its range of amenities, restaurants, pubs and schools.

The property is further enhanced by a walled frontage with electric gated entrance giving access to a good size Driveway with excellent off road parking, large Garage and a good size landscaped Rear Garden and its delightful backdrop.

With gas central heating, UPVC double glazing and comprising: Split-level Reception Hall, Walk-in Store, large L shaped through Sitting Room, Principal Bedroom Suite with Dressing Room and superb refitted En-Suite, 2 further Double Bedrooms, stunning refitted Bathroom including Shower cubicle, Utility Room, Lower Ground Floor with generous Living Room, further Utility Room, Guest Cloakroom and large refitted Dining Kitchen. There is also a bespoke Garden Room (Cabin).

OVERALL, A SPECIAL PROPERTY, IMPROVED AND UPDATED TO A HIGH STANDARD. VIEWING IS HIGHLY RECOMMENDED.



Delightful rural views

On the Ground Floor, there is a split-level Reception Hall having composite double glazed front door and UPVC double glazed side screens, LVT floor, radiator, 2 automatic Velux double glazed roof windows with remote control, loft access (with ladder), stairs leading down to Lower Ground Floor and doors to:

Walk-in Store (with radiator and shelving).

Airing Cupboard (with Ideal gas central heating boiler, Joule hot water storage tank and shelving).

Utility Room with worktop, tiled splashback, white gloss base cupboard, double wall cupboard, 2 appliance spaces, radiator, extractor fan and part double glazed UPVC side door.

L shaped through Sitting Room with UPVC double glazed front window, 2 radiators, mantel fireplace with hearth and multi-fuel burner and wide UPVC double glazed rear patio doors/side screens.

The Principal Bedroom Suite has a Dressing Room with 4 double and 1 corner built-in wardrobes, UPVC double glazed window, radiator, recessed ceiling lights to part and opening to the Bedroom with UPVC double glazed side window to front, radiator and door to: Refitted En-Suite having a white suite with large tiled walk-in shower having side screen and waterfall shower, basin with grey gloss vanity drawer below and tiled splashback, WC with concealed cistern, tiled floor with electric underfloor heating, chrome ladder radiator, extractor fan, wall mirror with light, grey gloss tall cupboard and obscure UPVC double glazed window. Agents Note: The Dressing Room has potential to convert to an additional Bedroom if required.





Versatile & spacious – must see

Bedroom 2 with 2 double and 1 single wardrobes, UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window, 2 double wardrobes and radiator.

Refitted Bathroom having a white suite with bath and tiled surround, walk-in tiled shower with side/end screen and waterfall shower, basin with tiled splashback and grey gloss vanity cupboard below, WC with grey gloss concealed cistern, grey gloss tall cupboard, chrome ladder radiator, wall mirror, obscure UPVC double glazed side window, tiled floor with underfloor heating, recessed ceiling lights and extractor fan.

Stairs from the Reception Hall lead to the Lower Ground Floor opening to an L shaped Living Room having recess to stairs with shelving, 2 radiators, 3 obscure UPVC double glazed side fixed windows, recessed ceiling lights, wide opening to Dining/Kitchen and with door to:

Further Utility Room having white gloss base and wall cupboards, worktop, tiled splashback, laminate floor. A door gives access to the Guest Cloakroom having a white suite with Saniflo WC having concealed cistern, basin and tiled splashback, wall mirror, extractor fan, chrome ladder radiator and laminate floor.

The Dining/Kitchen is a generous size having Kitchen Area with white gloss base cupboards and drawer units, grey worktops, Bosch integrated oven, Bosch integrated microwave, Bosch induction hob with Bosch cooker hood over, tiled splashbacks, sink and mixer tap, recessed ceiling lights, centre island with drawers below, Karndean floor, breakfast bar double base cupboard and 2 tall cupboards, UPVC double glazed side window and rear Dining Area, also with Karndean floor and with 2 UPVC double glazed patio doors to Garden.







**WE DON'T SELL HOUSES,
WE SELL HOMES.**





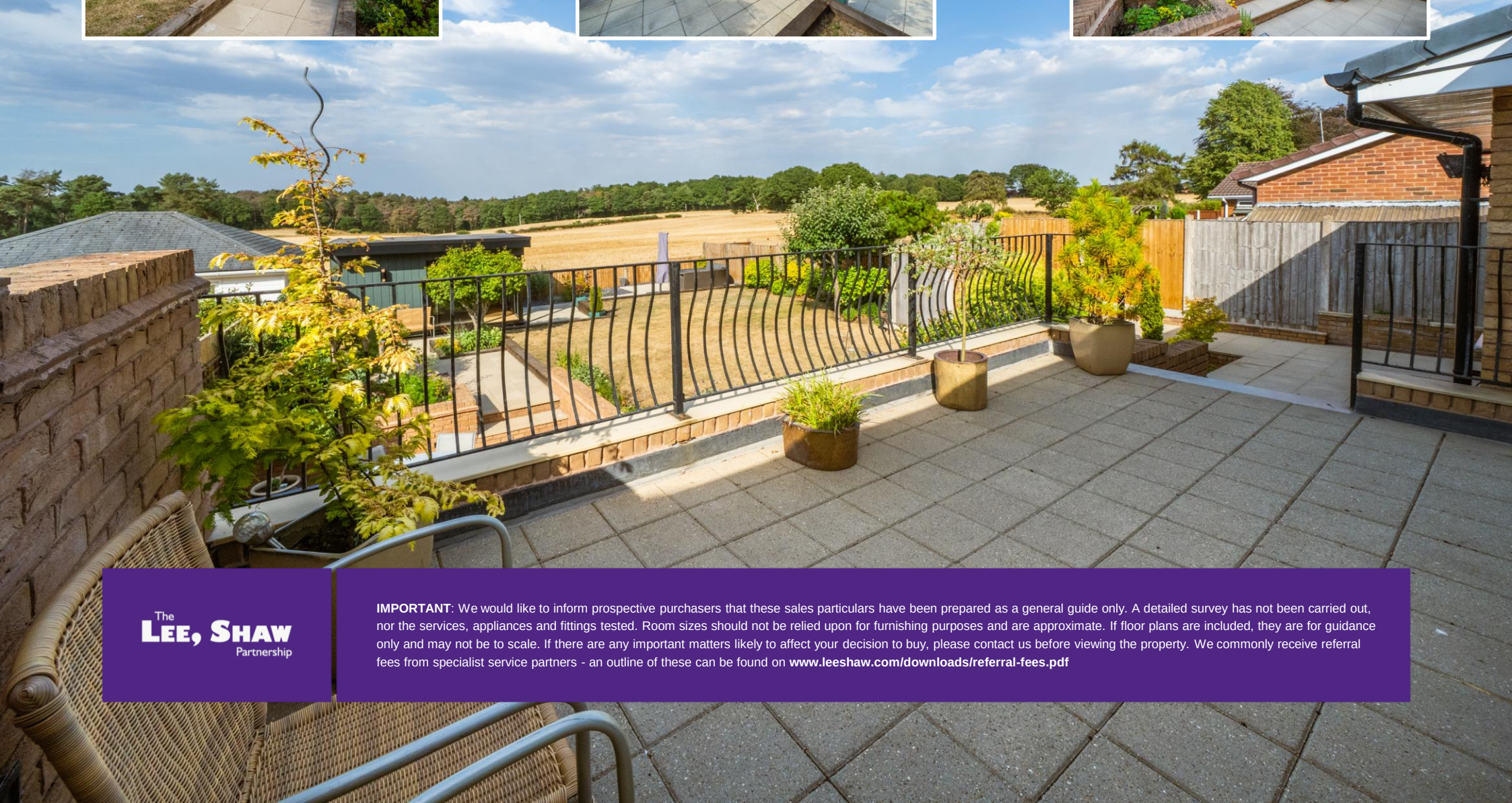
Immaculate throughout

There is a split-level landscaped Rear Garden. The top level has a large paved patio with wrought iron rail and this leads from the Lounge and steps lead off the patio to a lower paved patio area being L-shaped, with return side stepped pathway leading back to the Utility Room. There is a good size lawn with borders, shed, further rear paved patio with slate bed and shrub planting. There is a substantial Garden Room (Cabin) being insulated, and with double glazed window and 2 double glazed sliding patio doors, Amtico floor, electric radiator, recessed ceiling lights and power point. There is a further paved area in front of the Garden Room, stepped paved area with border which leads back towards the property with a further spit-level patio area and steps to the Dining/Kitchen. The are also steps and side path with gate to front.

The Garage has an electric shutter door, worktop with sink, tiled splashback and base cupboards and side UPVC double glazed window to front.

At the front, there is a walled entrance with electric gates, front small lawn with border, good size tarmac Driveway, providing off-road parking, steps to paved area leading to the front entrance and there is an external power point and EV charging point.



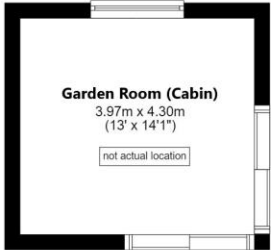
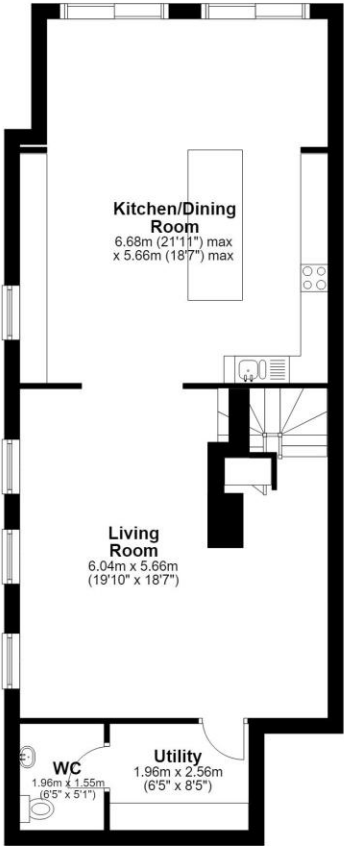


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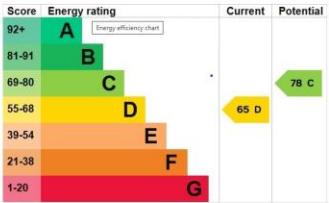
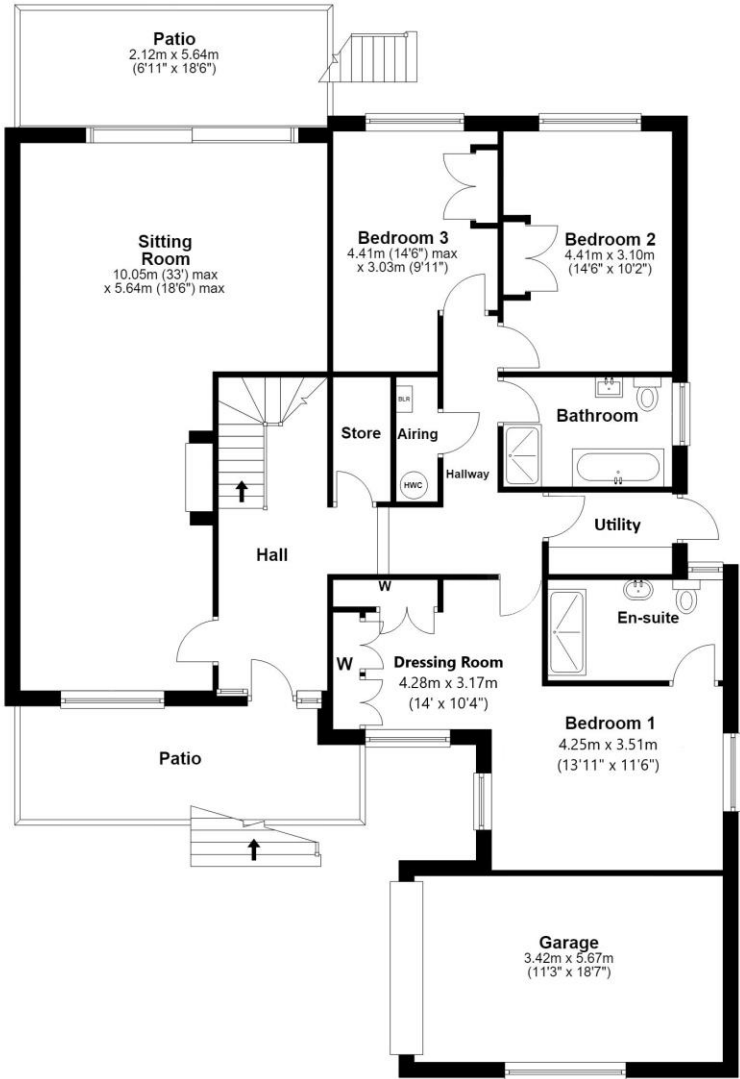
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



Lower Ground Floor



Ground Floor



Total area: approx. 257.0 sq. metres (2765.8 sq. feet)

Plan produced using PlanUp.
100 White Hill, Kinver

FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F.

The **LEE, SHAW** Partnership

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