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146 Enville Road, Kinver, Stourbridge, DY7 6BL

** A CHARMING SEMI NESTLED IN THE SOUGHT-AFTER VILLAGE OF KINVER **

This spacious three-bedroom semi has been meticulously transformed by the current owners to create a warm & welcoming family home. Enville Road will most certainly tick your boxes for those looking for a spacious home with 2077 sqft turn-key ready accommodation. The home uses a Mechanical Heat Recovery System for filtered high-quality ventilation within the property. Smart lighting control.

The property in brief comprises; Porch, sitting room, kitchen/diner/family room, lounge. To the first floor is the master bedroom with en-suite, two further double bedrooms & house bathroom. Peaceful garden to the rear with garden room which is the perfect home office or gym space. Ample parking to the front provides easy parking. Viewings are highly recommended to appreciate the accommodation on offer.

Approach
Driveway to front providing off road parking for multiple vehicles.

Porch
Opening to the sitting room, double glazed window to side.

Sitting Room
11'9" x 10'1" (3.60 x 3.09)

Bespoke fitted storage cupboards, opening to the kitchen/diner/family room, central heated radiator, stairs rise to first floor.

Kitchen/Diner/Family Room
36'6" x 11'6" (11.13 x 3.52)

The heart of the home is this cottage style feel, 4 oven gas AGA with additional electric oven/ ceramic hob, space for an America style fridge/ freezer with built-in wine rack above. The large double Belfast ceramic sink and double tap is a centre feature of the front window. Solid Oak units and worktops throughout. Integrated dishwasher and washing machine. A breakfast bar area allows all family members to get involved in kitchen life. This kitchen has plenty of storage and worktop space. The kitchen floor is fully tiled with wood effect flooring. Integrated wiring for TV and surround sound system for wire free setup. As you move to the back of the kitchen, towards the garden, you are presented with a dining table space and lounging area with vaulted ceilings. The space offers a fabulous family / entertainment space taking you out into the garden via full wall to ceiling bi-fold doors.

Lounge
16'2" x 11'9" (4.94 x 3.60)

The Living Room sits off the kitchen to the rear of the property with a door separating the kitchen. Bi-fold doors out to the garden patio area, which currently holds the lazy spa. The lounge has a feature log burner for those cosy nights. There is also integrated wiring for the projector and hidden cinema screen for cinematic experience. Integrated wiring for TV and surround sound system for wire free setup.

Landing
Spacious landing with doors radiating off to all first floor accommodation, spot lights.

Master Bedroom
13'9" x 11'8" (4.21 x 3.57)

Superb vaulted ceiling with picturesque view of St Peter's Church, door off to en-suite, spot lights, central heated radiator.













En-Suite
Shower, wash hand basin, w.c, spot lights, double glazed window to side.

Bedroom 2
13'11" x 9'8" (4.25 x 2.95)
Floor to ceiling storage cupboard, double glazed window to front, central heated radiator.

Bedroom 3
13'7" x 11'8" (4.16 x 3.58)
Double glazed window to rear, central heated radiator.

Bathroom
Vaulted ceiling in very large family bathroom with a stunning suite comprising of contemporary large floor standing bath with free standing tap and mixer shower head, a walk in shower cubicle, WC, wash hand basin, integrated TV and modern tiling.

Garden
The rear garden is low maintenance having lawn and stocked boarders, benefiting from two patio style spaces currently being used for a lazy spa and a seating BBQ area for entertaining. There is access down the side of the house for additional storage. There is an outdoor cold tap and paved hard standing area under cover.

Garden Room
12'9" x 6'9" (3.89 x 2.08)
Power & lighting throughout, electric radiator.

Smart Home
The home uses a Mechanical Heat Recovery System for filtered high-quality ventilation within the property. There is smart lighting control and ethernet throughout.

Location
Kinver village is a popular destination for those wanting to enjoy a semi rural location but with the convenience of local amenities. The village provides schooling for all age ranges as well as a good selection of boutique style independent shops, pubs and eateries. Lying adjacent to the National Trust owned Kinver Edge, the village provides easy access to beautiful countryside whilst also being well placed for commuting to Birmingham, the Black Country and North Worcestershire. Being approximately 20 miles west of Birmingham, 13 miles south of Wolverhampton and 20 miles north of Worcester, Kinver is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away and the main line train station in Stourbridge has regular services to and from Worcester, Malvern, Birmingham and London.

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.













Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.









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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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