



Dunsley Croft, Dunsley Drive, Kinver, DY7 6NB

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EXCLUSIVE



# Dunsley Croft, Dunsley Drive, Kinver, DY7 6NB

£475,000

Dunsley Croft is a wonderful cottage-style property of huge character and charm and boasting breath-taking views over the South Staffordshire countryside. Positioned along a quiet private lane of just a dozen or so homes, this property offers a quiet and tranquil setting whilst benefiting from being just a stone's throw from Kinver High Street with its country pubs, micro eateries, shops and convenience stores. It also offers fabulous country walks right from the door. Set opposite open fields and tucked away behind mature shrub screening, Dunsley Croft briefly comprises of a driveway leading to carport, porch with access to gardener's WC, reception hall with useful storage, country-style kitchen with large bay window, and a through lounge dining area with captivating views to the rear. Moving upstairs, a bright and airy landing leads to a comfortable master bedroom (currently used as an office), with further stunning views, two further bedrooms, a contemporary family bathroom and a large loft room with skylights that could be converted to an additional bedroom, subject to usual consents. At the rear of the property is an elevated terrace, perfect for entertaining, with steps leading down to a lawn, shrub borders, vegetable patch, greenhouse and practical outside stores. This property lends itself perfectly to those wanting a slower pace, semi-rural lifestyle and who perhaps see the further potential this home has to offer.





**Front of The Property**

With a tarmac driveway leading to carport and porch, gated side access, front garden with mature shrubs, mini-pond, decorative chipping stones and trees providing private aspect.

**Porch**

With a feature stained glass door leading from the side of the property, quarry tiled floor, decorative panelling, door to WC and door to reception hall.

**Gardeners WC**

With a door leading from the porch, quarry tiled floor, tiled walls and single glazed window to side.

**Reception Hall**

16'0" x 7'10"

With a door leading from the porch and accessing various rooms, stairs to the first floor landing, storage cupboard, decorative panelling, exposed floorboards, double glazed door to rear and one central heating radiator.

**Lounge Dining Area**

24'11" x 11'9"

With a door leading from the reception hall, comfortable space for seating/dining, feature fireplace, double glazed window to front, double glazed door and windows to raised terrace, exposed floorboards and central heating radiators.



### **Kitchen**

10'2" x 11'9" max

Opening from the reception hall, fitted wall and base units, work surfaces, stainless steel sink and drainer, tiled splashback, space for oven and fridge freezer, plumbing for washing machine, inglenook surround, tiled floor and large double glazed window to front.

### **Landing**

With stairs from the reception hall, doors to various rooms, access to loft room and single glazed window to side

### **Master Bedroom**

15'8" x 12'1"

With a door leading from the landing, single glazed window to rear with beautiful views over rolling countryside and a central heating radiator.

### **Bedroom Two**

12'1" x 11'9"

With a door leading from the landing, built in cupboards with shelving, single glazed window to front and a central heating radiator.

### **Bedroom Three**

8'2" x 7'10"

With a door leading from the landing, single glazed window to front and a central heating radiator.



#### **Bathroom**

With a door leading from the landing, WC, wash hand basin, tiled splashback, bath with panelling, electric shower over, laminate floor, single glazed window to rear and a central heating radiator.

#### **Loft Room**

15'8" x 13'9"

Accessed via ladders, eaves storage and two double glazed skylight windows.

#### **Garden**

With access from the lounge diner and reception hall, steps leading to patio, gated side access from car port, steps leading down to block paved terrace, planted shrubs, log store, further steps leading down to a chipping stone seating area, lawn, mature shrubs, pond, greenhouse, garden shed, vegetable patch and access to garden stores.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">85</span>  <span style="font-size: 1.5em;">63</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
 01384 443331 <https://www.hunters.com>

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