

HYDE CLOSE, OFF HYDE LANE, KINVER, SOUTH STAFFS DY7 6BD Taylors



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With a host of features and appointments, all combining to create a desirable family residence, this MUCH IMPROVED AND RATHER IMPRESSIVE, FOUR/FIVE BEDROOM DETACHED HOME will require a viewing appointment to fully appreciate the extent of accommodation and the versatility of the Granny Annexe/Teenage Flat. The principle property has both gas central heating and double glazing and has been SUCCESSFULLY REPLANNED to comprise: Porch, Reception Hall, Guests Cloakroom, STUDY, Sitting Room with ORANGERY extension leading off, EXPENSIVE AND WELL APPOINTED REFITTED KITCHEN now being OPEN PLAN to a Dining Room Area, Landing, Four Good First Floor Bedrooms – two with ENSUITES (the Master with a HUGE bath) and House Bathroom. Large Block Paved Driveway, SUBSTANTIAL LONG REAR GARDENS with HEATED SWIMMING POOL, Snooker Room/Games Room and, further, with a GRANNY ANNEXE/TEENAGE FLAT having Open Plan Sitting Room/Bedroom/Kitchen plus Shower Room. Council Tax Band G.

In further detail

#### GROUND FLOOR

A composite door with inset ornate double glazing opens to the;

#### PORCH

With UPVC square paned styled double glazed windows, tiled floor, ceiling light point and with a further part double glazed door with adjoining double glazed panels, opening to the;

#### RECEPTION HALL 12' 6" x 10' 6" (when measured at widest points including stairs)

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), fitted double door cloaks cupboard with adjoining display shelving, light oak styled Karndean flooring, recessed LED ceiling lighting and with oak veneer doors leading off;

#### GUESTS CLOAKROOM

With a UPVC square paned styled obscure double glazed window and appointed with a low level WC in white and with a "bowl styled" glass basin having tap over. Complementary wall tiling, continuation of the oak styled Karndean flooring from the reception hall, coving to the ceiling and with a ceiling light point.

# VERSATILE HOME OFFICE/STUDY 8' 9" (into door recess) x 8' 8"

With UPVC double glazed windows to the front and side together with ample space for home office furnishing upon a light oak syled Karndean flooring. In addition there is a central heating radiator, ceiling light point and a wall mounted gas fired boiler system.

THOUGHTFULLY REPLANNED SITTING ROOM AREA WITH ORANGERY LEADING OFF Arranged in two very distinct parts, initially with the;

#### SITTING ROOM AREA 19' 2" x 10' 10"

With a broad UPVC square paned styled double glazed window to the front and further with a feature fireplace having a gently raised and projecting hearth (all in sandstone) together with a recess beholding a multi-fuel stove. Light wood styled Karndean flooring, central heating radiator, provisions for a television, coving to the ceiling, ceiling light point and being OPEN PLAN to the:

## ORANGERY 12' 1" x 10' 5"

Undoubtedly a lovely addition which includes UPVC double glazed windows upon two sides together with UPVC double glazed double opening doors to the side patio and with UPVC double glazed bi-fold doors to the rear patio area. Additional natural illumination is achieved from the double glazed ceiling lantern. Currently utilised as a "pool room" yet with ample space for the provision of other furnishings if so preferred. Continuation of the light oak styled Karndean flooring, central heating radiator and with recessed LED ceiling lighting.

Also from the sitting room area, an OPEN PLAN approach is offered to the;

SPLENDID DINING KITCHEN 19'0" x 15'0" (when measured at widest points) Once again a most notable feature of the property, with an initial;

#### DINING ARE

Having UPVC double glazed double opening doors and adjoining double glazed panels to the rear garden and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Light oak styled Karndean flooring, contemporary style tall radiator, coving to the ceiling, ceiling light point and with an OPEN APPROACH to the;

## OUTSIDE

As earlier mentioned this SUBSTANTIAL FAMILY HOME favours a position within a quiet and now established close leading off Hyde Lane, Kinver. With a GENEROUS BLOCK PAVED DRIVEWAY providing ample vehicular parking space, coupled with an approach to the property's principal front entrance. Side gated access provides an approach into the;

#### TREMENDOUS REAR GARDENS

Which have been the subject of thoughtful landscaping over many years. A significant patio area adjoins the property's left side and may also be approached from the earlier mentioned, "granny annexe" via UPVC double glazed doors. It is from this large patio that an approach is offered to the property's immediate rear where there are further areas to enjoy this private aspect. Elevated yet principally level, a raised terrace provides an approach to various "zones" which include a brick built barbeque, brick built tool store/workshop, together with numerous sheds providing for excellent general purpose storage space. From the end of the terrace there is an EXTENSIVE LAWN with tree and conifer borders, yet attention must also be drawn to three other important features of the property which include;

## THE DOME COVERED SWIMMING POOL 13' 10" x 17' 7" (approximately)

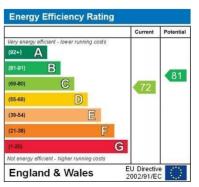
With the aforementioned dome standing upon a raised sleeper bed, and such can "retract" for warmer days. The swimming pool is heated and has a water filtration system.

## SNOOKER ROOM/GAMES ROOM 28' 5" x 14' 9"

With versatility for a range of hobbies, yet with the present owners enjoying this space as a snooker room. A snooker table may be available through negotiations. There are windows upon the rear side, central heating radiators, an array of wall and ceiling lighting together with an additional space which could have other potential usage.

## HOT TUB GARDEN ROOM 12' 10" x 8' 10"

With UPVC double glazed doors providing an approach and with double glazed windows viewing to the property and also to the extensive lawned gardens. This insulated timber framed building has suitable space for a hot tub (the current one in situ available through negotiation). It is the aspect to the rear of the property which is of notable appeal, in particular to those family buyers seeking the enjoyment of an array of the combined "toys" and entertainment which this property has.









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#### CONTEMPORARY STYLE KITCHEN

With UPVC double glazed window to the rear and being furnished with an excellent range of "high gloss" cupboard fronted units, with the base cupboards and drawers being surmounted by expensive "moulded" work surfaces which incorporate a one and a half bowl sink with mixer tap above. In addition there is a "full sized" dishwasher, built-in double oven with combination microwave above, and to a far wall with a "hotel style" breakfasting area incorporating display shelving around an integrated coffee maker. There are a tall cupboard units upon either side, to the left including a built-in fridge with separate freezer compartment beneath. Centrally placed, an "island" has a variety of storage upon either side, including wine cooler and display shelving. Upon the surface area there is an induction hob with an integrated "downward" extractor. Array of recessed ceiling lights, two conventional ceiling light points and with a "stable style" door to the side.

#### FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the

#### LANDING

With loft access point, two ceiling light points and with doors radiating off;

#### BEDROOM ONE 12' 7" x 11' 0" (at widest points)

With a UPVC square paned styled double glazed window to the front and being comprehensively furnished with an excellent range of "cream" furniture including wardrobes, bedside cabinets, chest of drawers and a recess suitable for a television and display. There is also a dressing table. Central heating radiator, ceiling light point and with a door to the:

#### FEATURE ENSUITE 12' 0" x 6' 3"

Impressive in both size and appointment, with two UPVC double glazed windows at the rear and with a four piece arrangement including a DEEP ALMOST CIRCULAR BATH of a whirlpool style having a tiled frame surround, and with complementary full height wall tiling continuing to both the low level WC and to the "winged" hand wash basin which presides above a double door vanity cupboard. There is a also a corner shower enclosure, central heating radiator, tiled floor and recessed ceiling lighting.

#### BEDROOM TWO 11' 5" x 10' 5"

With a large UPVC double glazed window enjoying a view to the rear, central heating radiator, ceiling light point and with a bi-fold door to;

#### ENSUITE

Appointed with a white suite to include a tiled shower recess having clear glazed shower screen door and tiling at full height forming a surround to both the pedestal wash hand basin and low level WC. Tiled floor and with recessed ceiling lighting.

## BEDROOM THREE 13' 7" x 8' 1"

With a UPVC square paned styled double glazed window to the front, central heating radiator and ceiling light

## BEDROOM FOUR 12' 3" x 8' 7"

With a UPVC square paned styled double glazed window to the front, central heating radiator and ceiling light point.

## HOUSE BATHROOM 9' I" x 5' 4"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a bath having shower over, complementary clear glazed shower screen and with full height splashback tiling around the bath continuing to both the low level WC and to the "winged" hand wash basin that presides above a double door vanity cupboard. Central heating radiator, tiled floor, coving to the ceiling and with recessed ceiling lighting.

With an external approach, and therefore effectively independent of the principal property, there is an;

#### DETACHED GRANNY ANNEXE/TEENAGE FLAT

Which is seen to briefly comprise;

A UPVC door with inset ornate double glazing opens to:

GENEROUS LIVING SPACE WITH BEDROOM 20' 5" x 15' 6" (when measured at widest points) Effectively "open plan" and having two UPVC square paned styled double glazed windows to the front. The internal space is arranged in three parts with a sitting room, bedroom and defined kitchen area which includes an expanse of work surface having cupboards below together with Belfast styled sink having mixer tap. There is also a variety of appliance space with cooker position, and suitable space and plumbing for an automatic washing machine. There are also two central heating radiators, an array of recessed ceiling lights, a loft ladder approach to a loft area which presents for versatile storage and with a door opening to a:

#### SHOWER ROOM

With a fully tiled shower recess having sliding door approach, low level WC and with a "trough styled" hand wash basin presiding above a double door vanity cupboard. Shaver connection socket, extractor fan, tiled floor and with recessed ceiling lighting.

## **GENERAL INFORMATION**

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

## **EPC**

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

## **TENURE**

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

# **FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

# VIEWING

By arrangement through STOURBRIDGE OFFICE (01384) 395555

# **CONSUMER PROTECTION REGULATIONS 2008**

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

## PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

## **MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows,