



**RE/MAX**  
Prime Estates



## **4 The Hyde, Stourbridge, DY7 6LS** **Offers in excess of £375,000**

Welcome to this charming barn conversion located in the picturesque village of Kinver, Stourbridge. This delightful property offers a unique blend of countryside living with the convenience of village amenities just a stroll away.

As you step into this single-level barn conversion, you are greeted by the characterful charm of exposed beams and vaulted ceilings that run throughout the property. The period features add a touch of history and warmth to the living space, creating a cosy and inviting atmosphere.

Boasting two double bedrooms, this property is perfect for a small family, a couple, or even as a peaceful retreat for those looking to escape the hustle and bustle of city life. Additionally, the annex with a shower room provides extra space for guests or could be utilised as a home office or studio.

Situated in a semi-rural location, you can enjoy the tranquillity of the countryside while still being within walking distance of Kinver village. Here, you can explore local shops, charming cafes, and traditional pubs, immersing yourself in the vibrant community.

Whether you are looking for a permanent residence or a weekend getaway, this barn conversion offers a wonderful opportunity to embrace a relaxed lifestyle in a beautiful setting. Don't miss the chance to make this unique property your own and experience the best of village living in the heart of Kinver.

## Approach



Being accessed through a gated driveway, low maintenance garden to the front with doors leading to the hallway and living room

## Entrance Hall

With a door leading from the front garden and doors to various rooms

## Living Room 15'2" x 18'6" (4.64 x 5.65)



With glazed double opening doors leading from the entrance hall, log burning stove with feature brick fireplace and stone hearth, vaulted ceiling with exposed beams, central heating radiators and double glazed windows to the front and rear

## Kitchen 7'10" x 13'4" (2.39 x 4.08)



With a door leading from the entrance hall, fitted with a range of wall and base units, stone worktops and upstands with tiled splashback, porcelain top-mounted sink with mixer tap and drainer, a freestanding cooker with extractor above and double glazed windows to the front

## Bedroom One 8'10" x 12'6" (2.71 x 3.83)



With a door leading from the entrance hall, fitted wardrobes to one wall, a central heating radiator and a double glazed window to the side

## Bedroom Two 9'8" x 9'3" (2.96 x 2.84)



With a door leading from the entrance hall, a central heating radiator and a double glazed window to the side

## Family Bathroom



With a door leading from the entrance hall, full height tile surround, roll-top bath with rainfall shower and screen, WC, hand wash basin, a central heating chrome towel rail and a double glazed window to the side

## Garden



With open access to the parking area, low maintenance rear garden with patio area to the front and electricity outlet point

## ANNEX

Annex Ground Floor 6'5" x 14'0" (1.96 x 4.28)



With a 'stable' door leading from the driveway,

sliding door leading to the wet-room, storage units with porcelain sink and tap, spiral staircase leading to the first floor

## Annex Wet-Room



With a sliding door leading from the ground floor of the annex, WC, hand wash basin and electric shower

Annex First Floor 7'0" x 14'1" (2.14 x 4.30)



With a spiral staircase leading from the ground floor of the Annex, a double glazed window to the front and skylight window above

## Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A

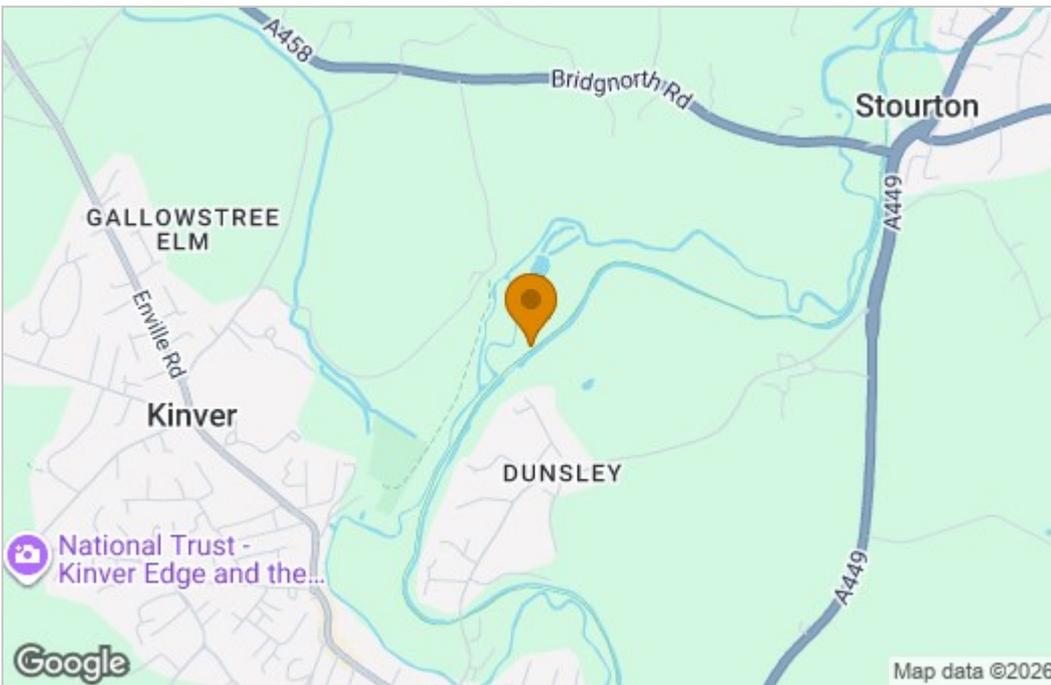
nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

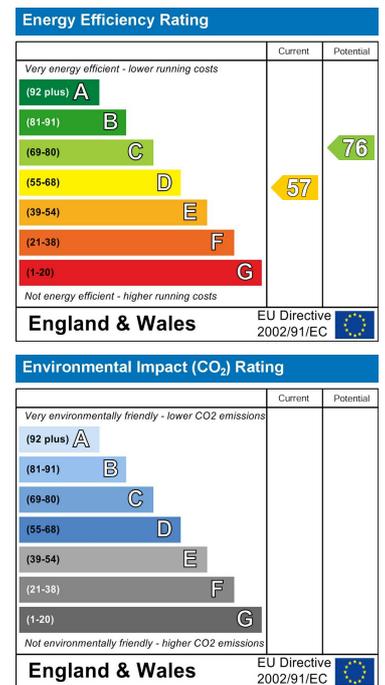
# Floor Plan



# Area Map



# Energy Efficiency Graph



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