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6 Dunsley Hall Farm Barns Dunsley Road, Kinver, Stourbridge,
DY7 6LU

Nestled off the charming Dunsley Road in Kinver, this delightful barn conversion offers a unique blend of rustic charm and modern living. With three well-proportioned bedrooms and two bathrooms, this property provides ample space for families or those seeking a peaceful retreat.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that ooze character throughout the home. The spacious reception room serves as the heart of the property, perfect for entertaining guests or enjoying quiet evenings with loved ones. The thoughtful design ensures that natural light floods the space, creating a bright and airy environment.

This countryside retreat is ideal for those who appreciate the beauty of rural living while still being within easy reach of local amenities. The surrounding area boasts picturesque landscapes, offering opportunities for leisurely walks and outdoor activities.

In brief the property comprises; reception hall, lounge, kitchen/diner & guest w.c. To the first floor is the master bedroom with en-suite, two further well sized bedrooms & house bathroom. To the rear is a private & peaceful garden.

Approach

Parking to the front with EV charger, path gives access to the property.

Reception Hall

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, storage cupboard.

Lounge

17'6" x 14'4" (5.34 x 4.39)

With centred feature fireplace with gas burning stove & exposed brick surround, French doors open into the garden with undisturbed views over the countryside, three double glazed windows to front, central heated radiator, spot lights.

Kitchen/Diner

18'11" x 14'5" (5.77 x 4.41)

The heart of the home is this inviting open planned room with the kitchen offering a variety of wall and base units, space for Rangemaster style oven & American style fridge/freezer, integrated goods including the dishwasher & washing machine, Belfast sink with mixer tap, centred island, tiled splashback & flooring, two double glazed windows to front & rear elevation, spot lights, large storage cupboard, central heated radiator, spot lights.



Guest W.C

Wash hand basin, w.c vanity, tiled flooring through, central heated radiator.

Landing

Bright & airy landing with doors off to all accommodation, vaulted ceiling with exposed beams running through the first floor, two double glazed windows to front.

Master Bedroom

16'9" x 14'2" (5.13 x 4.34)

Vaulted ceiling with exposed beams, door off to en-suite, fitted wardrobes, double glazed windows to front, side & rear elevations, air conditioned.

En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, tiled flooring.

Bedroom 2

14'3" x 13'10" (4.35 x 4.24)

Two double glazed windows to front & rear, central heated radiator, vaulted ceiling.

Bedroom 3

10'3" x 8'2" (3.14 x 2.51)

Double glazed window to rear, central heated radiator, vaulted ceiling.

Bathroom

Bath with shower over, wash hand basin, w.c vanity, chrome heated towel rail, vaulted ceiling, double glazed window to rear.

Garden

The property is completed by a beautifully landscaped garden, featuring a generous manicured lawn bordered by soft planting beds and young trees. The tranquil outdoor space includes a patio area, ideal for alfresco dining and soaking up the summer sun. With open views across arable fields and surrounding woodland, the garden enjoys a truly picturesque countryside setting.

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. Annual service charge of £500 per annum.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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.

Council Tax Band E

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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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
88	88	68	68
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales
EPC Standard 2008/10/C
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The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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