



**LexAllan**

local knowledge exceptional service

10 Castle Street, Kinver, Stourbridge, South Staffordshire, DY7  
6EL

## \*\* WOW FACTOR IN THE HEART OF KINVER VILLAGE \*\*

This detached family home has been modernised and extended inside and out to truly create a loving family home. Sitting at the head of a pleasant cul de sac in the heart of the village this is perfect for those looking to be surrounded by local amenities and superb outdoor space. The property itself comprises of entrance hall, lounge, open planned kitchen/family room, utility, boot room, study and w.c. To the first floor is the master bedroom, with en-suite and walk in wardrobe, further two bedrooms, family bathroom. Stairs rise to the second floor to allow access to bedroom two with en-suite off. To the rear is a private garden, this is where you will find the gym with shower room along with the veranda that is perfect for those summer evenings with family. Ample off road parking can be found to the front. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

Gravelled area to front providing ample off road parking.

### Entrance Hall

Spacious hall with tiled flooring through, double glazed window to side.

### Hallway

A spacious and bright hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, under stair storage cupboard, underfloor heating, spot lights.

### Lounge

Two roof windows with electric blinds, two double glazed windows to front, underfloor heating.

### Kitchen/Diner/Family Room

22'3" x 17'2" (6.79 x 5.24)

A super spacious room that is the true heart of this family home that offers a variety of uses. The kitchen offers a variety of wall and base units, inset dual stainless steel sink, Rangemaster oven with extractor above, integrated dishwasher. The room also offers a large sky lantern allowing that natural light to flood in, a large double glazed window to side along with picture windows to the rear and access leading to the garden. Underfloor heating throughout along with spot lights.

### Boot Room

6'6" x 6'2" (2.00 x 1.89)

Fitted shelving, underfloor heating, access to study, spot lights.

### Study

7'8" x 5'8" (2.35 x 1.75)

Under floor heating, spot lights, access to rear garden.

### Utility/Store Room

3.46 x 2.08 (0.91m.14.02m x 0.61m.2.44m)

Plumbing for washer and dryer, underfloor heating, spot lights.

### W.C

Wash hand basin, w.c, underfloor heating, double glazed window to side.

### Landing

Spacious landing with doors radiating off, stairs rising to second floor, spot lights.



**Master Bedroom**  
17'3" x 12'7" (5.26 x 3.86 )

A superb master with vaulted ceiling and exposed beams, three roof windows with electric blinds, three double glazed windows to rear and side, doors off to walk in wardrobe and en-suite, air conditioning, Karndean flooring throughout, wall mounted side lights.

**En-Suite**

Walk in shower, wash hand basin, w.c, floor to ceiling tiles, electric heated towel rail, spot lights.

**Bedroom 3**  
11'4" x 8'5" min (3.46 x 2.58 min)

Double glazed window to front, roof window with electric blind, air conditioning, electric radiator, stairs rise to the perfect den area that offers a roof window, spot lights.

**Family Bathroom**  
9'10" x 5'1" (3.02 x 1.56)

Large shower cubicle, free standing double ended bath with, wash hand basin with storage under, w.c, electric towel rail, floor to ceiling tiles with inset shelving, spot lights.

**Bedroom 4**  
8'7" x 5'11" (2.62 x 1.81 )

Double glazed window to front, electric radiator, spot lights. This is currently used as a dressing room.

**Landing**

Access leading to bedroom 2, skylight, spot lights.

**Bedroom 2**  
14'0" x 13'11" (4.29 x 4.25 )

Roof window to front with electric blind, double glazed window to rear, built in open wardrobe space with rail, air conditioning, electric radiator, access to en-suite.

**En-Suite**

Shower cubicle, wash hand basin, w.c, double glazed window to rear, spot lights.

**Rear Garden**

A true asset is this private and peaceful rear garden that will be gravelled on completion. Currently on offer is access leading to the gym along with large veranda area perfect for summer evenings spent with friends and family, side access can be found leading to the front of Castle Street, outdoor power sockets can also be found.

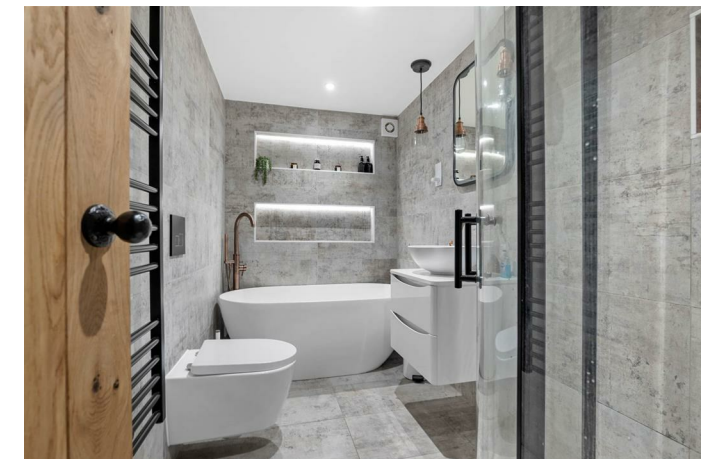
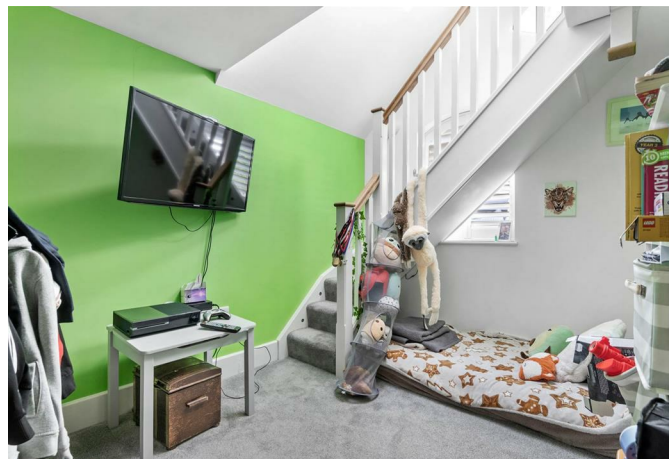
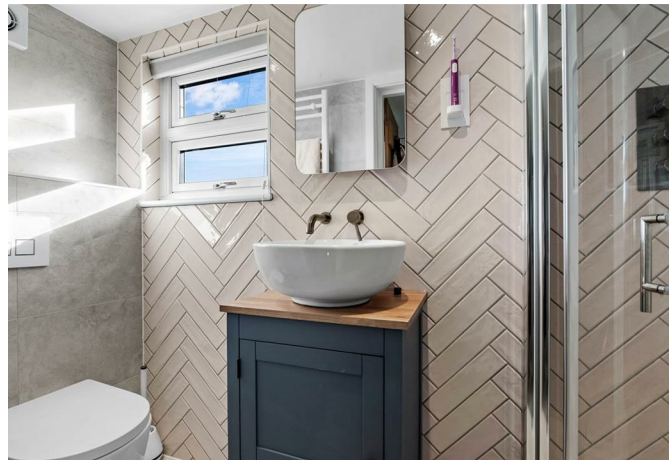
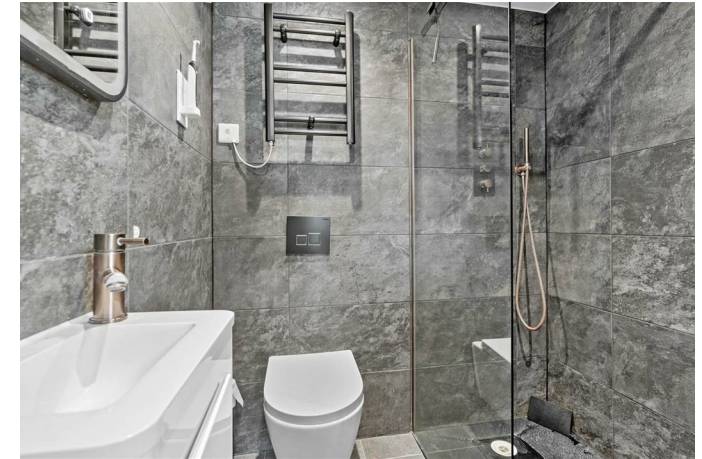
**Gym**

Bi-fold doors welcome you into this superb space that is the ideal home gym, tiled under floor heating with spot lights throughout, access to shower room that offers; wash hand basin, w.c, shower cubicle, spot lights.

**The Location**

Kinver village has long been the destination of choice for those wanting to enjoy living in a semi rural location and yet with the benefits of easily reached local amenities. The village offers schools suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge. A good place for commuting, the commercial centres of the Black Country and North Worcestershire are easily to hand and the surrounding publicly accessible countryside extends for many miles.

**Council Tax Band D**



### 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.

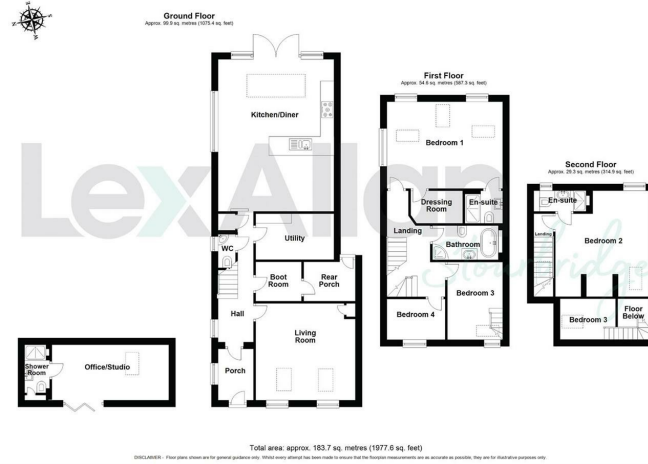
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £24 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 £240 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.

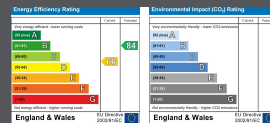
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 Green Street Surveys 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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