



**LexAllan**

local knowledge exceptional service

2 White Hill, Kinver, Stourbridge, South Staffordshire, DY7  
6AD

\*\*\* FULL OF CHARACTER WITH STUNNING PERIOD FEATURES \*\*\*

A rare opportunity to purchase a unique and charming property with a wealth of stunning period features, the current owners have sympathetically refurbished this four bed property to the highest of standards. The property offers excellent accommodation throughout, having two reception rooms, stunning kitchen with dining area, utility and cloakroom. The first floor accommodation offers four sizeable bedrooms, master having en suite and dressing room, bedroom two with ensuite shower room whilst bedroom three has unique iron spiral staircase to loft room and a contemporary style house bathroom to complete the picture. Outside has a spacious south facing garden with alfresco entertaining spaces and lawn and the extra benefit of a secured electric gated driveway with parking for numerous vehicles and detached garage. Viewing is highly recommended to appreciate the accommodation on offer.

### Approach

Accessed via secure electric gates onto tarmac driveway providing off road parking for numerous vehicles with detached garage to the side and access to the rear garden.

### Entrance Hall

Beautiful 'Minton' tiled flooring, stairs rising to the first floor, under stairs cupboard, doors to sitting room, living room, downstairs WC, utility and outside lobby.

### Living Room

12' 11 x 13' 4

Decorative fireplace with inset log burner, painted brick surround and tiled hearth, period wooden flooring and two double glazed 'sliding sash' windows.

### Sitting Room

13' 0 x 13' 4

Doors to the breakfast kitchen and entrance hall, two double glazed 'sliding sash' windows over looking the garden, central heating radiator.

### Kitchen Diner

16' 4 x 21' 7

Inset ceramic sink with waste disposal built into solid oak work tops, range of wall and base units, space for 'American Style' fridge freezer, integrated dishwasher, space for wine cooler, wall and floor tiles, door to driveway and sitting room, 4 double glazed 'sliding sash' windows and underfloor heating.



#### Utility

Inset ceramic sink with drainer built into rolled edge laminate work tops, base units, space for washing machine and tumble dryer, tiled floor with underfloor heating, laundry shoot from bedroom one ensuite, double glazed 'sliding sash' window and central heating radiator.

#### Downstairs WC

Low flush WC, wall mounted wash hand basin, two storage cupboards with one housing the combination boiler, tiled floor with underfloor heating, double glazed 'sliding sash' window and central heating radiator.

#### Landing

Loft hatch, double glazed 'sliding sash' window and two central heating radiators.

#### Bedroom One

12' 10 x 13' 4

Two built in wardrobes, door to dressing room, two double glazed 'sliding sash' windows and central heating radiator.

#### Bedroom One Dressing Room

5' 9 x 8' 8

Velux window providing natural light and door to ensuite.

#### Bedroom One Ensuite Shower Room

Walk in shower with shower fitting and glass screen, WC, bidet, wash hand basin with drawer unit underneath, laundry shoot to the utility room, heated towel rail and double glazed 'sliding sash' window.

#### Bedroom Two

14' 3 x 8' 0

Ensuite shower room off, double glazed 'sliding sash' window and central heating radiator.

#### Bedroom Two Ensuite

Shower cubicle with shower fitting, low flush WC, wall mounted wash hand basin, wall and floor tiles, velux window and central heating radiator.

#### Bedroom Three

10' 5 x 13' 4

Double glazed 'sliding sash' window, central heating radiator, spiral staircase to loft space providing ample space and velux window.



**Bedroom Four**

13'0 x 9'4

Two double glazed windows and central heating radiator.

**House Bathroom**

'Jazuzzi' bath with shower fitting, WC, wash hand basin, storage cupboard, wall tiles and double glazed window.

**Garden**

Located to the front of the property with paved patio area perfect for alfresco dining, neat and tidy lawn area with summer house and shed, flowers and flowering shrubs, gated side access to the driveway.

**Detached Garage**

15'4 x 9'9

Light and power points, electric door.

**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, pubs and excellent 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 countryside extends for many miles.

**Council Tax Band E**

**Tenure (Freehold).**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is flying 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.

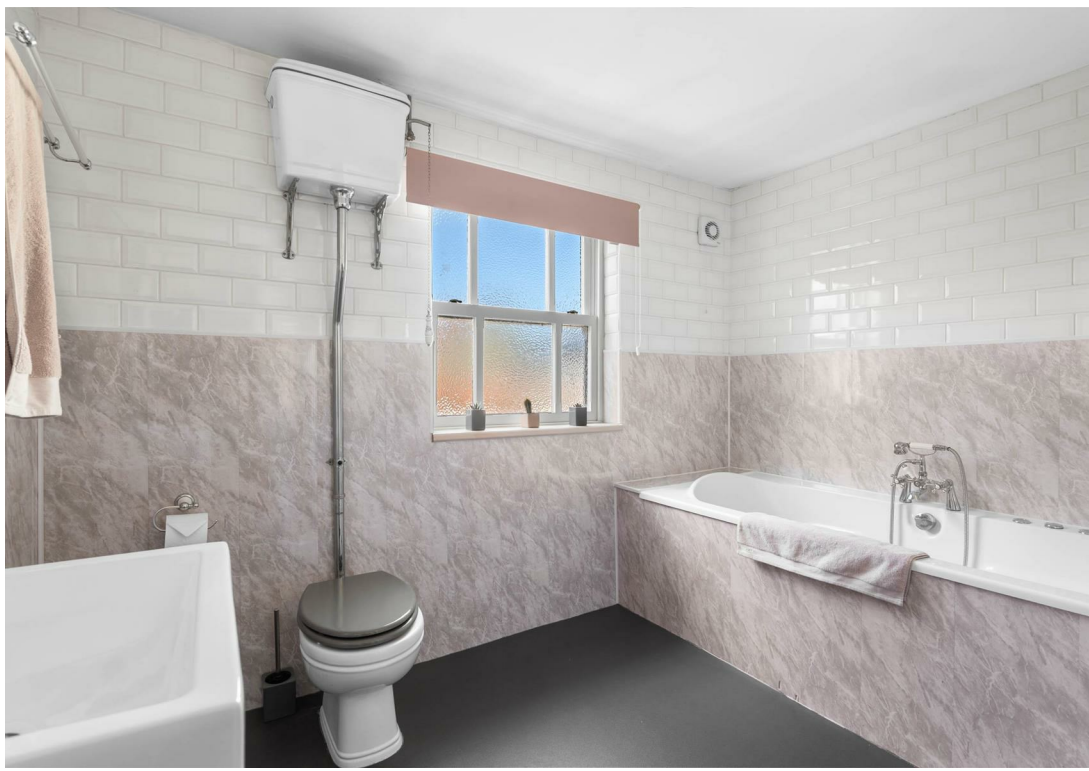
**Referral Fees.**

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

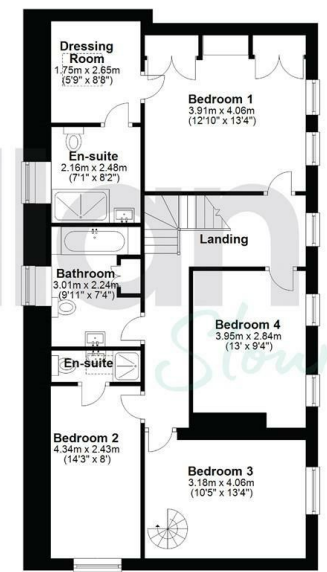
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



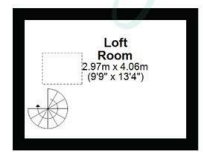
**Ground Floor**  
Approx. 96.9 sq. metres (1042.6 sq. feet)



**First Floor**  
Approx. 92.0 sq. metres (990.8 sq. feet)



**Second Floor**  
Approx. 12.1 sq. metres (129.8 sq. feet)



Total area: approx. 201.0 sq. metres (2163.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

[info@lexallan.co.uk](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

**LexAllan**

local knowledge exceptional service