



LexAllan

local knowledge exceptional service

Oakdale The Compa, Kinver, Stourbridge, DY7 6HS

Nestled discreetly in the lee of the magnificent Kinver Edge is this exceptional bungalow fitted and presented to the highest of standards and delivers exemplary accommodation including a living hall, fabulous formal living room, outstanding breakfast kitchen diner, 3 bedrooms, 2 bathrooms and study(which could double as bedroom 4/guest bedroom). The gardens are a true delight and the features are rounded off with a large double garage with electric doors. Sensibly priced and ready for serious buyers, who are looking for a 'best in class' example of its kind.

Approach

Driveway to front providing off road parking for multiple vehicles, border of mature shrubs.

Porch

Access leading to the lovely entrance hall.

Entrance Hall/Diner

18'3" x 9'6" (5.58 x 2.92)

A bright and open space with doors radiating off, Karndean flooring, central heated radiator, light tunnel above allowing that natural light to flood in.

Lounge

22'3" x 15'7" (6.79 x 4.76)

French Doors opening into the garden, electric fire, wall mounted side lights, central heated radiator.

Kitchen/Breakfast Room

20'5" x 18'11" (6.24 x 5.78)

The true heart of the home is this superb bright and airy kitchen that offers a variety of wall and base units, Quartz worksurfaces, double electric oven, induction hob with extractor above, inset sink and drainer, integrated dishwasher and fridge/freezer, large island to the centre offering plenty of storage along with Quartz worksurface, under floor Travertine tiled heated flooring, four Velux style windows with remote control opening, French doors open up into the rear garden, three double glazed windows to side and rear, spot lights.

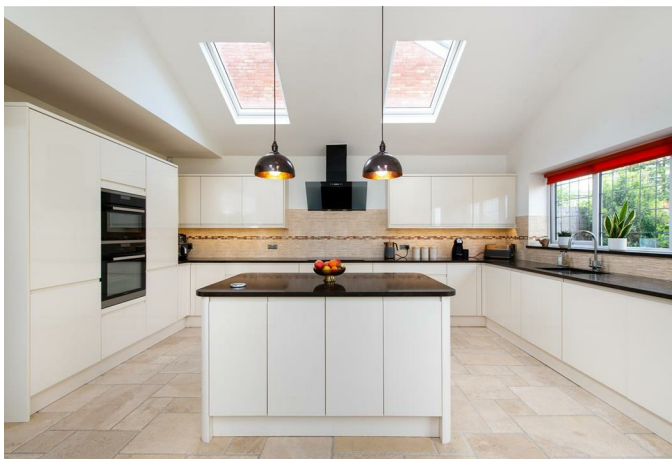
Utility

8'6" x 8'6" (2.60 x 2.60)

Plumbing for washer and dryer, stainless steel sink and drainer with base units below, door access leading to the garden, spot lights, two double glazed windows to side.

Guest Cloackroom

Wash hand basin, w.c, large storage cupboard with sliding doors to front, chrome central heated towel rail, vanity mirror, double glazed window to side.



Study/Bedroom 4
15'7" x 7'10" (4.76 x 2.40)

Karndean flooring throughout, double glazed window to front, two central heated radiators, opening from the entrance hall.

Hall

Doors radiating off to accommodation, loft access.

Master Bedroom
15'4" x 11'4" (4.69 x 3.46)

Fitted wardrobes with dresser, French doors open to side courtyard, central heated radiator.

En-suite

Large shower cubicle, wash hand basin, w.c vanity unit, chrome central heated towel rail, double glazed window to rear, spot lights.

Bedroom 2
13'7" x 9'6" (4.15 x 2.92)

Fitted wardrobes, double glazed window to side, central heated radiator.

Bedroom 3
9'2" x 8'5" (2.814 x 2.57)

Double glazed window to side, central heated radiator.

Bathroom

Jacuzzi bath, shower cubicle, wash hand basin, w.c vanity unit, chrome heated towel rail, tiled flooring, double glazed porthole to side, spot lights.

Rear Garden

A true asset is this private and peaceful rear garden that offers a generous block paved patio area with far reaching views. A path winds through the garden with mature beds and flowers throughout along with stunning Red Acers. A hidden Alfresco dining area with pond can be found to the centre while a further down a hidden shed area can be located. To the side of this superb bungalow is side courtyard with French Doors that open from the master bedroom. Access also can be found to the garage and front via secure gate.

Double Garage
19'1" x 17'6" (5.84 x 5.34)

Electric door to front, power and lighting throughout.



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 hand and the surrounding countryside extends for many miles.

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.

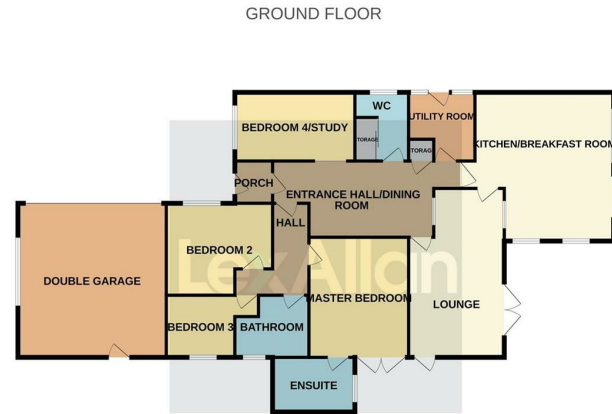
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

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Council Tax Band F

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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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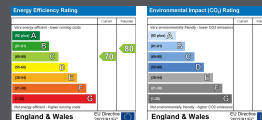


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