



LexAllan

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18 High Street, Kinver, Stourbridge, DY7 6HG

This Grade II listed building in the heart of Kinver gives character and charm with some modern twists thanks to the improvements and adaptations from the long standing owners, whilst maintaining many of the original features. The property itself comprises of gates opening into the parking area, entrance porch leads into lounge, extended kitchen/diner, study and cloakroom. To the first floor are two bedrooms and house bathroom. To the top floor the final bedroom. Finally the extensive garden to the rear leads all the way to the river and offers stunning views. For further information or to arrange your viewing contact the office.

Approach

Gates lead to private parking area in car port and doors lead into:

Entrance porch

French doors to front, windows to side with shutter blinds

Lounge

Window to front with secondary glazing and shutter blinds, feature fire, central heating radiator and stairs off

Kitchen/Diner

Double glazed window and doors to rear, lantern style skylight, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated dishwasher, fridge, freezer, oven, microwave, breakfast bar, tiled floor and splash backs

Study

Window to side and central heating radiator

Cloakroom

Double glazed window to side, central heating radiator, tiled floor and splash backs, low level w.c, extractor fan, and housing boiler

Landing

Window to rear with secondary glazing, central heating radiator and stairs off



Bedroom One

Windows to front and side with secondary glazing and shutter blinds, central heating radiator and built in wardrobes

Bedroom Two

Windows to front with secondary glazing and shutter blinds, and central heating radiator

Bedroom Three

Window to rear, central heating radiator and access to loft

Bathroom

Window to rear, bath, shower, wash hand basin with mixer tap and storage below, low level w,c, tiled floor and splash backs, and central heating radiator

Rear Garden

Slab patio and pathway running down the garden, lawns, flower beds with a variety of mature plants and shrubs, vegetable garden, shed, summerhouse overlooking the river and views over the fields to the rear, gated side access to parking area for a number of cars, and all with fencing all walls to enclose

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 £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.

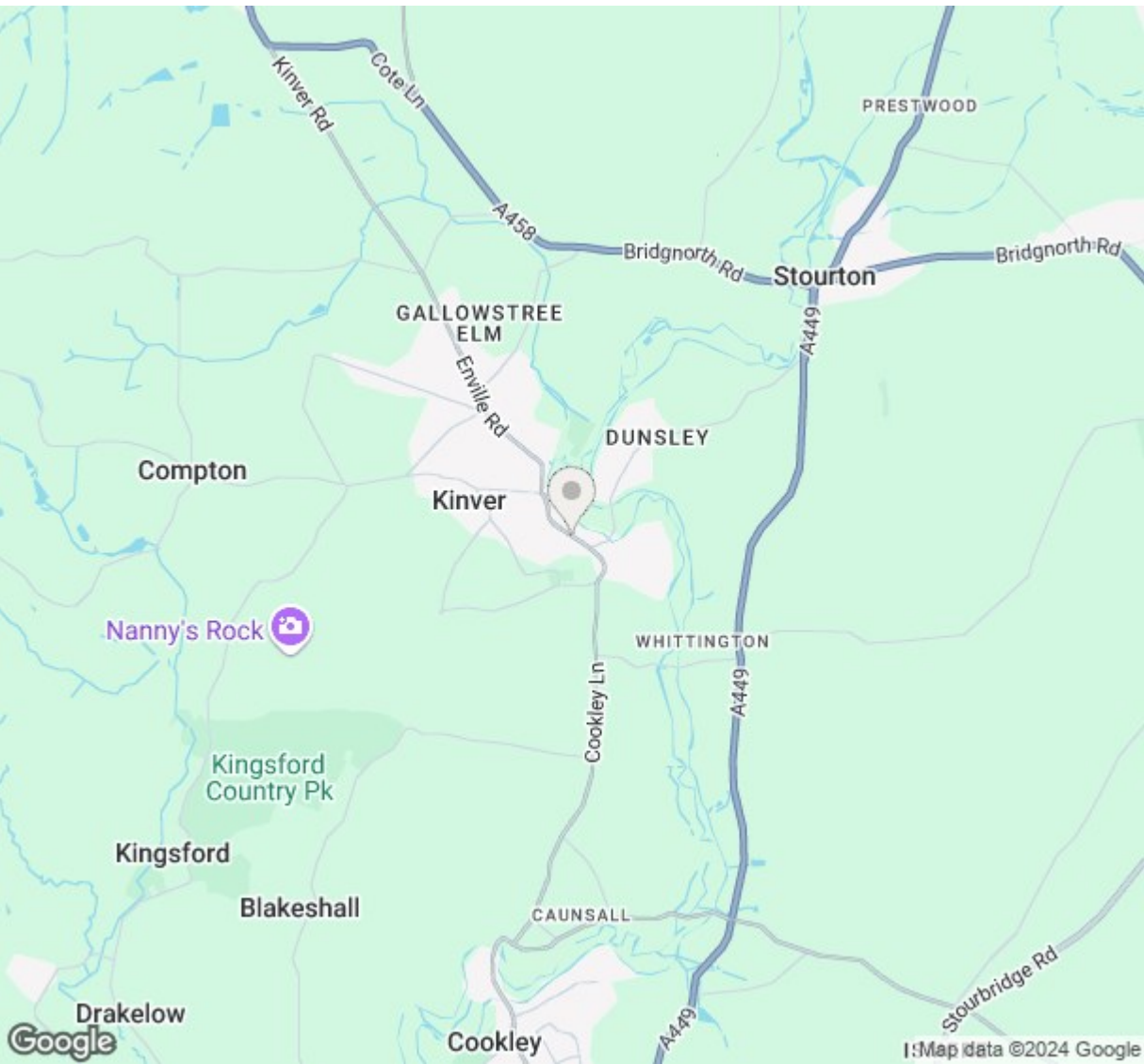
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

Tenure (Freehold).

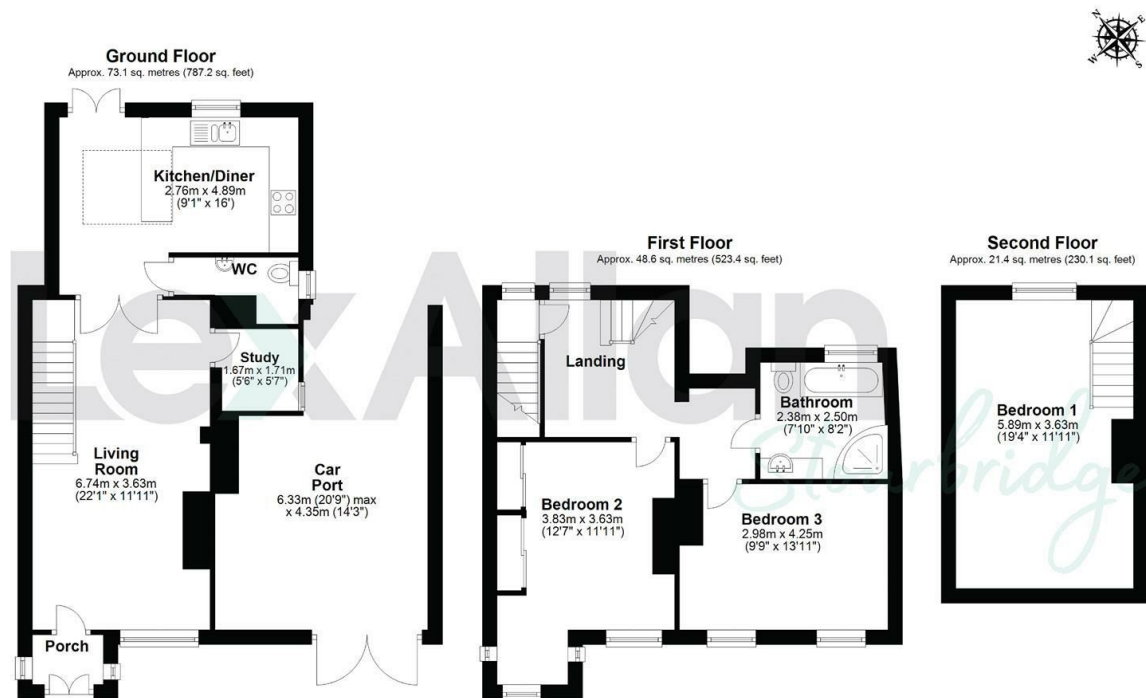
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band E



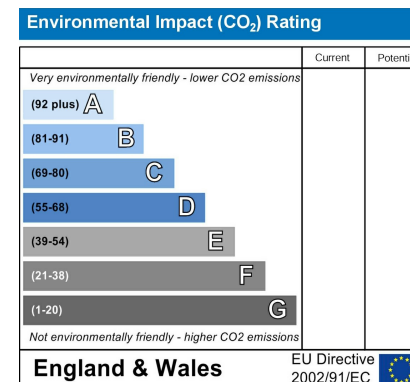
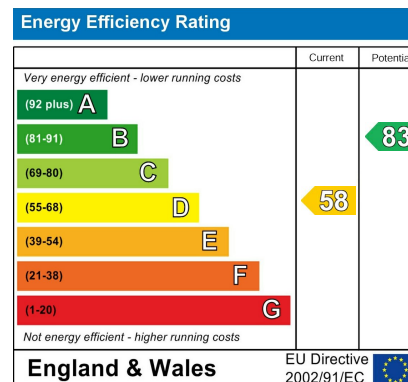






Total area: approx. 143.1 sq. metres (1540.6 sq. feet)

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.

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