



LexAllan
Collection

Woodside Cottage
Church Hill, Kinver, Stourbridge DY7 6HX.

Delivering on the best of both worlds, a glorious rural setting with stunning views as far as the Malvern Hills combined with an ease of access to the ever vibrant Kinver Village Centre. Woodside is a picture perfect rural idyll set discretely in its own splendid gardens and offers exceptional family accommodation combined with a wealth of useful outbuildings. A particular feature are the stunning views of St Peters Church to the east and open countryside to the south. Available for the first time in a generation, a rare gem indeed.



Approach

The approach to this stunning family home is by way of tarmac driveway with off road parking available for numerous cars and detached garage, secured by electric gates with pedestrian access. Steps down from the driveway leads you to the main entrance to this wonderful detached property.

Entrance Hall

A welcoming entrance hall with 'Parquet' wooden flooring, stairs rising to the first floor, doors radiating off to the dining room, living room and kitchen, double glazed window and central heating radiator.

Dining Room

15' 10" x 11' 4"

Double glazed window overlooking the front of the property and central heating radiator.

Living Room

18' 4" x 16' 6" max

Gas feature fire place with stone effect surround and hearth, fitted 'China' cupboards providing an exceptional display proposition, double doors opening out into the beautiful gardens, three double glazed windows and three central heating radiators.



Kitchen

22'0" x 11'7"

Inset stainless steel sink with drainer built into granite work tops, range of oak wall and base units, built in oven, 4 ring electric hob with cooker hood, wall and floor tiles, integrated dish washer and under counter fridge, double doors opening into conservatory and door to side lobby.

Conservatory

Tiled flooring, door to the rear garden, double glazed windows and underfloor heating.

Side Lobby

Inset stainless steel sink top with drainer built into laminate work top, wall and base units, understairs cupboard, space for fridge freezer, access to downstairs cloakroom and double garage.

Downstairs Cloakroom

Low flush WC and floor tiles.

Double Garage

20'3" x 18'2"

Electric up and over door, light and power points, plumbing for washing machine, boiler, doors to the rear garden and driveway.

First Floor Landing

Doors radiating off to all bedrooms and house bathroom, airing cupboard housing water tank, loft hatch and central heating radiator.

Bedroom One

12'9" to wardrobe x 10'7" max

Fitted wardrobes, shower room ensuite off, double glazed window with stunning views and central heating radiator.

Bedroom Two

15'11" max x 11'3" max

A range of fitted wardrobes, drawers and dressing table unit, double glazed window providing stunning views of gardens and far reaching countryside views and central heating radiator.

Bedroom Five/Office

11'3" max x 11'3"

Double glazed window enjoying views to the rear over Kinver Church and horses paddocks and central heating radiator.



House Bathroom

Panelled bath, wash hand basin built into vanity unit, low flush WC built into units, shower cubicle with shower fitting, wall and floor tiles, double glazed window with views to the rear and central heating radiator.

Bedroom Three

11'2" x 12'8" max

Range of fitted wardrobes and drawers, double glazed window, central heated radiator and double doors onto the balcony which provides a peaceful seating area enjoying the stunning countryside views.

Bedroom Four

10'7" max x 9'4"

Double glazed window with views to the rear and central heated radiator.

Shower Room En Suite

Shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC, two double glazed windows and central heating radiator.

Gardens

An outstanding feature of this property and the beautifully maintained, quiet and peaceful gardens surrounding the property enjoying paved patio areas perfect for alfresco partying, mature flowers and flowering shrubs.

Location

A key feature of Woodside Cottage is it's exceptional location sitting prominently in an elevated position enjoying splendid views yet nestled discreetly within mature grounds. The highly regarded National Trust Kinver Edge is on "the doorstep" and Kinver village delivering an enviable community spirit with exceptional local amenities is a short walk away.

Council Tax Band G

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.

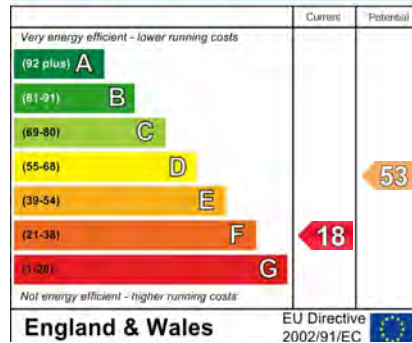
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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



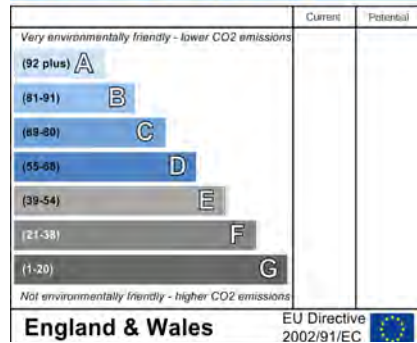




Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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 artist's 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 1:00pm.

Lex Allan Estate Agents

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

sales@lexallan.co.uk | 01384 379540 | lexallan.co.uk

LexAllan
Collection