



**LexAllan**

local knowledge exceptional service

2a White Hill, Kinver, West Midlands, DY7 6AD



A rare opportunity to purchase this beautiful four bedroom detached family home done to a high specification and situated within this popular address in Kinver. This modern property provides a family friendly layout with the extra benefit of off road parking to the front and immaculate garden to the rear.

The accommodation to this stunning home briefly comprises:

Welcoming entrance hall, breakfast kitchen, spacious living room, useful utility room, study, downstairs WC, four bedrooms with master bedroom having a shower room en suite, family bathroom, rear garden and off road parking.

For further information or to arrange your viewing contact the office.



#### Approach

Block paved parking area for up to three cars with built in security bollards, railings to side and slate borders, side gate, step up to front door and access to lean to at the side of the property with doors to front and rear.

#### Entrance Hall

Composite door to front, central heating radiator, stairs to first floor accommodation with understairs storage, natural stone floor and doors off.

#### Downstairs WC

Ceiling spot lights, low level WC, vanity unit with wash hand basin and mixer tap, central heating radiator, tiling to splash backs and natural stone flooring.

#### Study

8'10" x 6'10" (2.7 x 2.1)

Double glazed window to front, ceiling light, central heating radiator and laminate flooring.

#### Kitchen

13'5" x 8'6" (4.1 x 2.6)

Double glazed windows to front and side, ceiling spot lights, range of wall and base units with worktops, Belfast sink with filter and boiling water tap, induction hob and oven beneath, extractor hood, integrated dishwasher, integrated fridge/freezer and central heating radiator and natural stone flooring.

#### Lounge/Diner

22'7" x 12'9" (6.9 x 3.9)

Two double glazed windows and patio doors to rear garden, two ceiling lights, three central heating radiators and natural stone flooring.

#### Utility

4'7" x 6'6" (1.4 x 2.0)

Double glazed door to side, ceiling light, space for undersurface wine fridge and washing machine, worktop and cupboards above, wall mounted Worcester boiler, tiling to walls and natural stone floor.

#### Landing

Circular feature window, ceiling light, airing cupboard housing the water tank and doors off.

#### Bedroom One

12'1" x 10'9" (3.7 x 3.3)

Double glazed windows to side and rear, central heating radiator and door to en-suite shower room.

#### En-suite

Ceiling spot lights, wall light, shower cubicle with glass screen and rainfall shower head, low level WC, pedestal wash hand basin with mixer tap, tiling to half walls and floor.





**Bedroom Two**

9' 10" x 10' 2" (3.0x3.1)

Double glazed window to rear, ceiling light and central heating radiator.

**Bedroom Three**

10' 2" x 8' 10" (3.1x2.7)

Double glazed windows to front and side, ceiling light and central heating radiator.

**Bedroom Four**

8' 2" x 7' 2" (2.5x2.2)

Double glazed window to front, ceiling light and central heating radiator.

**Bathroom**

Double glazed window to rear, paneled bath with rainfall shower head and glass screen, low level WC, vanity storage unit with wash hand basin and mixer tap, heated towel rail, tiling to walls and floor.

**Rear Garden**

Paved patio, outside light and tap, mainly laid to lawn, mature trees, shrubbery, garden shed, side gate and fencing to boundaries.

**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.

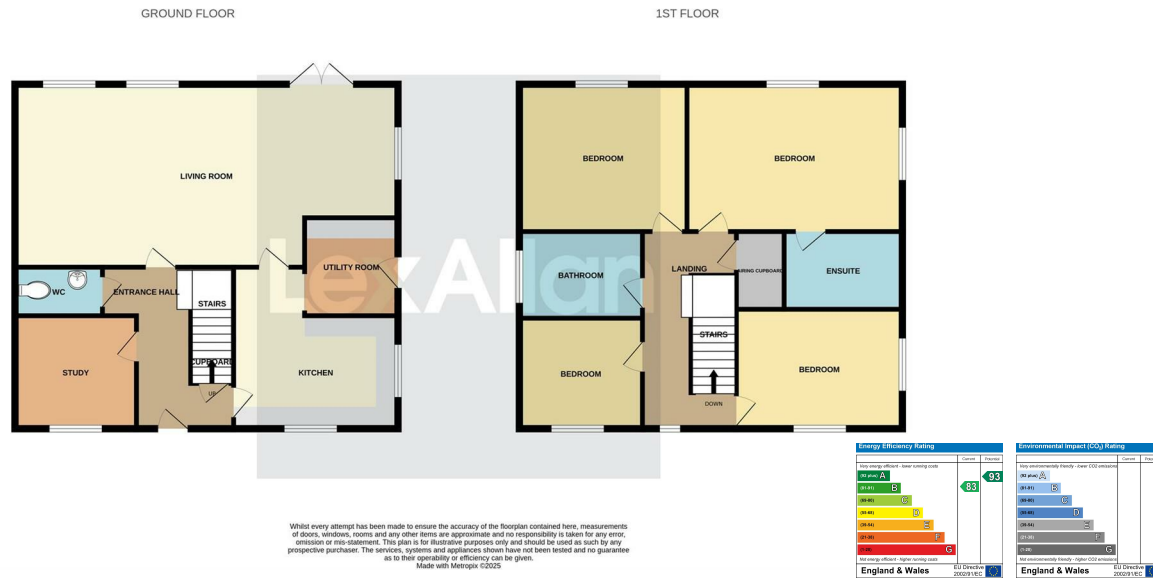
**Tenure (Freehold).**

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**







**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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