



LexAllan

local knowledge exceptional service

Cornerways Dunsley Drive, Kinver, Stourbridge, DY7 6NB

On offer with NO UPWARD CHAIN we have this beautiful three bedroom detached bungalow nestled in a lovely cut-de-sac in Kinver. This property has been well maintained and is a lovely family home or downsizing opportunity at this sought after location within walking distance of Kinver High Street. Comprising of; Porch, lounge, kitchen/diner, utility room, W.C, master bedroom with En-Suite, two further bedrooms, bathroom, garage and off road parking.

Approach

Tarmac driveway offering parking for a number of cars and gives access to double garage.

Porch

Access via double doors that lead into the entrance hall.

Entrance Hall

Spacious entrance hall offering access to all accommodation, storage cupboard, central heated radiators.

Lounge

20'0" x 16'0" (6.1x4.9)

Generous sized lounge with gas fire place, sliding patio door to rear garden, multiple double glazed windows, three central heated radiators.

Kitchen/Diner

20'0" x 16'2" (6.10x4.95)

Great sized room offering plenty of space for dining table, leading into the kitchen area which is offering a variety of wall and base units, double electric oven, four ring gas hob with extractor hood, stainless steel sink and drainer, breakfast bar, two central heated radiator, two double glazed windows to front and side elevation, access to utility.

Utility Room

Access of the kitchen this room offers plumbing for washing machine, base storage units, work top with stainless steel sink and drainer, chrome heated towel rail and access to rear garden and garage.

WC

Wash hand basin, W.C, tiled flooring and central heated radiator.

Master Bedroom

14'0" x 12'11" (4.27x3.96)

Well sized master bedroom with built in wardrobes, two double glazed windows to side and rear elevation, central heated radiator, access to En-Suite.

En-suite

Built in corner shower cubicle, wash hand basin, W.C, tiled flooring, chrome heated towel rail, double glazed window to side elevation.

Bedroom Two

10'0" x 10'0" (3.05x3.05)

Generous sized double bedroom with built in wardrobes, double glazed window to rear elevation, central heated radiator.

Bedroom Three

10'0" x 10'0" (3.05x3.05)

Offering built in wardrobes, double glazed window to side elevation, central heated radiator, Could be used as home office.



Bathroom

Bath, hand wash basin, W.C., access to airing cupboard, tiled flooring, central heated radiator, double glazed window.

Garage

Electric roller shutter door to front, lighting and electric sockets throughout, double glazed window to rear, access to utility room.

Garden

A well present rear garden offering a generous sized lawn area with a border of mature shrubs and flowers, side slabbed patio area, access to the front via two side gates.

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 to hand and the surrounding publicly accessible countryside extends for many miles.

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.

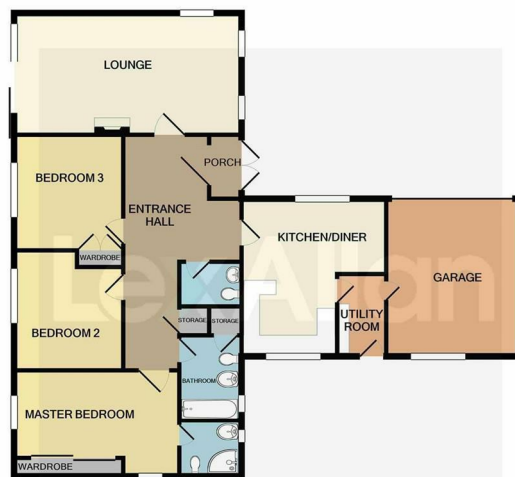
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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