



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**Fair View, Dark Lane, Kinver, DY7 6JD**

*Asking Price £530,000*

# Home with a view

Welcome to Fair View - a charming property that offers the perfect blend of comfort and style. This delightful house boasts two reception rooms, two bedrooms, modern kitchen and shower room. Outside you will find a lovely garden with large patio, a lawned area with planting beds and access to the workshop with decking.

The gated driveway provides security as well as an alternative entrance to the property and offers parking space for three vehicles.

Surrounded by fabulous views and an overall feeling of calm, viewings of this beautiful home are highly recommended! EJ 5/7/24 V1







## Approach

Approached via block paved driveway with electrically operated gates. Lawned area to front and pedestrian gate to side for security.

## Porch

With storage cupboard and door through into the entrance hall.

## Entrance Hall 5'10" x 12'1" (1.8 x 3.7)

With underfloor heating throughout, access to boarded loft via hatch and doors radiating to:

## Kitchen 11'5" x 13'9" max 12'1" min (3.5 x 4.2 max 3.7 min)

With two double glazing sash windows to side, double glazed sash bay window to front, underfloor heating throughout and tiling to floor and splashback. Featuring a variety of fitted wall and base units with work surface over and one and a half bowl sink with drainage, boiling water tap and Insinkerator. Five ring NEFF gas hob with wok gas ring, extractor fan and various integrated appliances to include fridge freezer, an AEG electric oven, grill and steamer, dishwasher and washer and tumble dryer.

## Dining Room 12'9" max 11'5" min x 13'5" (3.9 max 3.5 min x 4.1)

With double glazing sash bay window to side and opening through into the lounge.

## Living Room 11'9" x 16'4" (3.6 x 5.0)

With four double glazing sash windows, patio doors and orangery style lantern double glazed ceiling with electric blinds. Feature wall mounted electric flame fireplace, underfloor heating throughout and spotlights.

## Bedroom One 8'10" x 13'5" (not into wardrobe) (2.7 x 4.1 (not into wardrobe))

With two double glazing sash windows to rear, fitted wardrobes and bedside tables for storage and spotlights overhead.

## Bedroom Two 8'10" (into storage) x 10'5" (2.7 (into storage) x 3.2)

With two double glazing sash window to front, fitted wardrobes for storage and matching fitted vanity desk.

## Shower Room 5'10" x 8'6" (1.8 x 2.6)

With chrome heated towel rail, tiling to floor and walls and feature tiled shower cubicle, fitted vanity unit with sink and low level w.c. and underfloor heating.

## Garden

With block paved patio area, steps down to driveway and lawn. Established borders with trellis and fence panels, planter beds with mature plants and access to workshop and shed via step up and decking area.











### **Workshop 9'10" x 13'5" (3.0 x 4.1)**

With window to front, patio doors to side for access, lighting overhead and electric points. Could easily be converted into a summer house with garden shed to rear.

### **Tenure**

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**

The council tax band is E.

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.





**Approximate total area<sup>(1)</sup>**

898.99 ft<sup>2</sup>  
83.52 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**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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