

LexAllan

local knowledge **exceptional service**

14 Edge View Walk, Kinver, West Midlands, DY7 6AX

Unique Two Bedroom Apartment with Stunning Kinver Edge Views – No Upward Chain. Freehold included.

Situated in the highly sought after village of Kinver, this truly unique and spacious two bedroom flat offers an exceptional combination of generous living accommodation, excellent outside space and impressive parking facilities.

The property boasts a welcoming kitchen, a spacious lounge with access to an attractive outdoor seating area, perfect for entertaining and enjoying the warmer months. The seating area further benefits from a summerhouse, thoughtfully set up as a bar, creating a fantastic social space. Enjoying beautiful views overlooking the iconic Kinver Edge.

Internally, the accommodation comprises two generous double bedrooms and a modern bathroom, with spacious rooms throughout. Further benefits include a large cellar, offering excellent additional storage.

Externally, the property continues to impress, with a front garden, a substantial amount of private parking situated behind secure gates and the added advantage of a double garage – a rare and highly desirable feature.

Offered for sale with NO UPWARD CHAIN and the added benefit of being sold with the freehold, early viewing is highly recommended to appreciate everything this unique home has to offer.

Approach
Gated driveway leads to ample parking for a number of cars and access to double garage and garden.

Kitchen
6'6" x 10'9" (2.0 x 3.3)
Double glazed window to front, door to front, cupboard off housing boiler, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven and fridge, tile splash backs and flooring.

Hallway
Cupboard and doors off to bedrooms and bathroom.

Lounge
17'0" x 18'4" (5.2 x 5.6)
Sliding patio doors and windows to rear and central heating radiator.

Bedroom One
15'1" x 11'1" (4.6 x 3.4)
Double glazed window to rear and central heating radiator.

Bedroom Two
10'2" x 11'9" (3.1 x 3.6)
Double glazed window to rear and central heating radiator.













Bathroom

Double glazed window to side, wash hand basin with mixer tap and storage below, WC, bath with mixer tap and shower over, heated towel rail, and tile splash backs.

Summerhouse

10′9″ x 9′10″ (3.3 x 3.0)

With windows and double doors to front and fitted bar. Potential space for hot tub to side.

Cellar

Door to side and giving access to meters.

Garage

19′8″ x 21′7″ (6.0 x 6.6)

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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 (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 190 years remaining on the lease. A buyer is advised to obtain verification from their solicitor.
Please note the property is leasehold but being sold with the freehold title.

Council Tax Band A

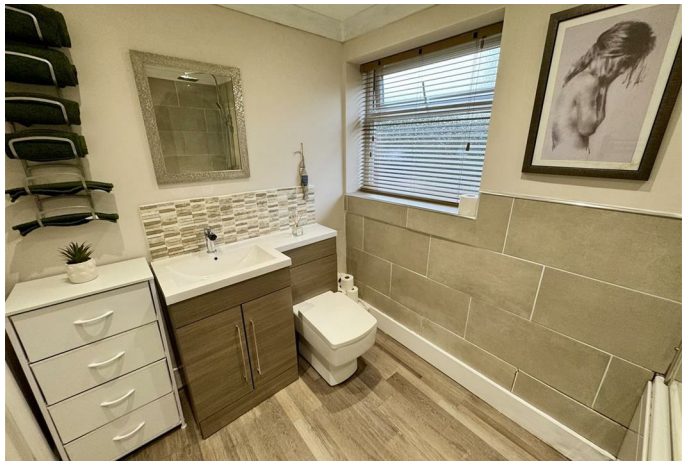


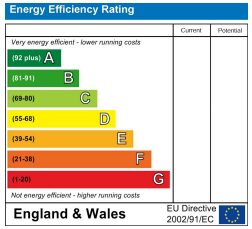


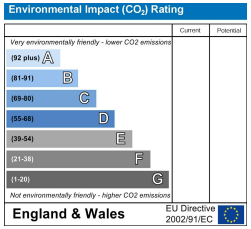


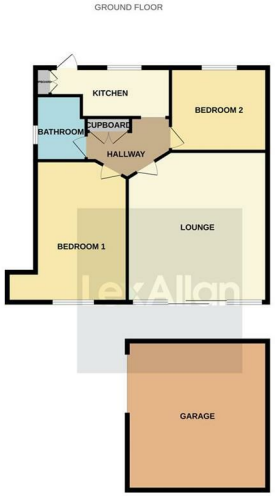




















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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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