



**LexAllan**

local knowledge exceptional service

St Ives, 1 Compton Road, Kinver, DY7 6DL

**\*\* Superb Development Opportunity in the Heart of Kinver \*\***

Offered to the market for the first time since it was built in 1960, this substantial four-bedroom detached family home presents a rare opportunity to create a truly exceptional residence. Occupying a generous corner plot on one of Kinver's most sought after addresses. St. Ives offers spacious accommodation throughout and is ideal for buyers looking to modernise and add value.

Perfectly positioned within walking distance of Kinver's excellent range of shops, cafés, restaurants and local amenities, the property combines an enviable village location with outstanding potential.

The accommodation briefly comprises an entrance porch leading into a welcoming reception hall, a spacious lounge/dining room, kitchen, utility room, guest WC, separate sitting room, two double bedrooms and a family bathroom. The first floor offers a large, versatile landing space with access to two further bedrooms and an additional bathroom, providing flexible living arrangements for a growing family.

The lower ground floor benefits from a double garage and a useful boiler/store room, while outside the property enjoys a peaceful and private rear garden. To the front, the generous corner plot provides an attractive garden and ample off road parking.

Properties with this level of potential in such a desirable location rarely become available. Early viewing is highly recommended to fully appreciate the opportunity on offer.

**Approach**

Driveway to the front with extensive lawn area, steps lead up to allow access to St Ives.

**Porch**

Door off to reception hall.

**Reception Hall**

Spacious hall with doors off to all accommodation, stairs rise to first floor & down to lower ground.

**Lounge/Diner**

30'4" x 13'6" (9.25 x 4.13 )

Superb sized room with door off to kitchen, double glazed window to front & rear.

**Sitting Room**

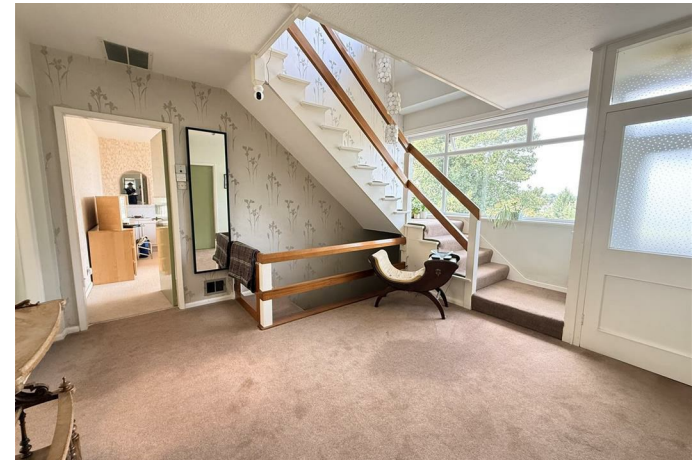
12'4" x 10'0" (3.78 x 3.07 )

Large double glazed window to front & side.

**Kitchen**

13'9" x 10'10" (4.20 x 3.31 )

Wall & base units, double electric oven, four ring gas hob, sink & drainer, double glazed window to side, door off to utility & access to the garden.



#### Utility

Plumbing for washing machine, large storage cupboard, tiled flooring.

#### Bedroom 1

15'2" x 14'5" (4.63 x 4.41 )

Fitted wardrobes, double glazed window to rear.

#### Bedroom 3

13'11" x 11'9" (4.25 x 3.60 )

Double glazed window to rear & side.

#### Shower Room

Shower, wash hand basin, w.c, chrome towel rail, double glazed window to side, tiled flooring.

#### Landing

Double glazed window to front with far reaching views.

#### Versatile Living Space

18'0" x 14'11" (5.49 x 4.55)

Doors off to all first floor accommodation, four double glazed windows to rear.

#### Bedroom 2

17'8" x 14'6" (5.41 x 4.43 )

Double glazed window to front & side, door off to large store cupboard.

#### Bedroom 4

10'0" x 9'6" (3.07 x 2.90 )

Double glazed window to front.

#### Bathroom

Bath, wash hand basin, w.c, double glazed window to side, large storage cupboard.

#### Lobby

Doors off to garage & boiler room.

#### Boiler Room

Door off to garden.

#### Garage

15'9" x 15'3" (4.81 x 4.65 )

Door to front, power & lighting throughout.

#### Garden

Substantial tiered garden that is private & peaceful.

#### 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.

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.



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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