LexAllan

local knowledge **exceptional service**

High Trees Edge View Walk, Kinver, DY7 6AX

With NO UPWARD CHAIN and occupying an enviable position with stunning open views, High Trees is a beautifully presented three-bedroom semi-detached home offering extended and versatile accommodation in Kinver. This impressive property combines attractive kerb appeal with spacious interiors, making it an ideal choice for families and professionals alike.

The ground floor features a porch to welcoming entrance hall leading to bright and well-proportioned living spaces, enhanced by tasteful décor and generous natural light. Modern breakfast kitchen leads to extended accommodation (sun lounge) which provides additional flexibility, perfect for modern living, entertaining, or dedicated work-from-home space. In addition great potential to extend (subject to usual conditions).

Upstairs, three well-appointed bedrooms enjoy pleasant outlooks, with the principal room making the most of the property's elevated position and far-reaching views. A contemporary family bathroom completes the first floor.

Outside, the property boasts a large private driveway offering excellent off-road parking, along with neatly presented gardens that complement the peaceful surroundings. With countryside walks and village amenities close by, High Trees offers the perfect blend of convenience, comfort and scenic living.

A superb opportunity to acquire a stylish and well-maintained home in a truly exceptional location.

Approach
Tarmac driveway offering parking for a number of cars, lawn to side, access to garage, steps up to porch door and utility access.

Porch
Door to front and double glazed window to side.

Hallway
Central heating radiator, door to front and stairs off.

Lounge
11′1″ x 15′1″ (3.4 x 4.6)
Double glazed window to rear and log burner.

Diner
11′1″ max 8′10″ min x 8′10″ (3.4 max 2.7 min x 2.7)
Double glazed window to front with far reaching views and central heating radiator.

Cloakroom
WC, wash hand basin with mixer tap and tiled splash backs.

Kitchen
11′5″ x 9′10″ (3.5 x 3.0)
Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated dishwasher, fridge, oven and breakfast bar.

Sun Lounge
12′9″ max 11′1″ min x 12′1″ (3.9 max 3.4 min x 3.7)
Sliding patio door, lantern style skylight and central heating radiator.

Utility
5′2″ x 10′5″ (1.6x3.2)

Door to front, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine and tiled splash backs.

Landing
Doors off to bedrooms and bathroom.

Bedroom One
9′10″ x 10′9″ (3.0x3.3)

Double glazed window to front with far reaching views and central heating radiator.

Bedroom Two
10′2″x11′1″(3.1x3.4)

Double glazed window to rear and central heating radiator.

Bedroom Three
5′10″x7′2″(1.8x2.2)

Double glazed window to rear and central heating radiator.

Bathroom
Double glazed window to side, bath with mixer tap, WC, wash hand basin with mixer tap and storage below, shower, tiled splash backs, heated towel rail, cupboard off housing boiler, and access to loft.

Garage
10′9″ x 16′4″ (3.3x5.0)

Main garage door to front and storage space off.

Rear Garden
Patio, steps up to gravel areas, flower beds, pond, retaining sleepers and all with fencing to enclose.

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.

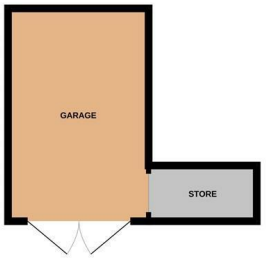
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

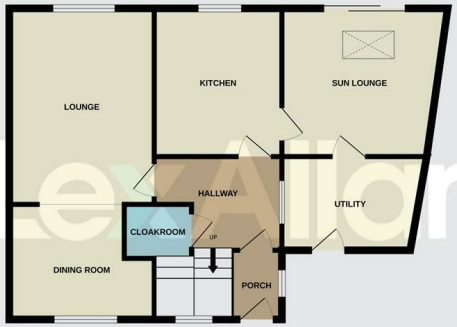
Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band D

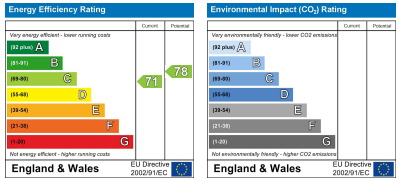
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**