



**LexAllan**

local knowledge exceptional service

22 Hyde Lane, Kinver, Stourbridge, West Midlands, DY7 6AF

**\*\* EXTENDED SEMI IN THE PICTURESQUE VILLAGE OF KINVER \*\***

This charming three bedroom semi detached family home offers tremendous accommodation throughout & is truly ideal for those looking to upsize. Nestled within Kinver Village you are surrounded by superb local amenities along with countryside walks located right on your doorstep. In brief the property comprises; entrance hall, lounge, sitting room, kitchen/diner & utility room. To the first floor are two double bedrooms, study & house bathroom. To the second floor is the master bedroom with en-suite off. The rear garden offers the perfect space for hosting along with driveway & garage to the front.

**Approach**

Driveway to front providing off road parking for multiple.

**Entrance Hall**

Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

**Sitting Room**

13'6" x 10'10" (4.14 x 3.32 )

Gas fire with surround, double glazed bay window to front, central heated radiator.

**Kitchen/Diner**

17'5" x 11'11" (5.33 x 3.65 )

Superb open space offering a variety of wall and base units, double electric oven, induction hob with extractor above, sink & drainer, opening to the lounge, door off to utility, double glazed window to rear.

**Lounge**

18'5" x 11'6" (5.62 x 3.51 )

Double doors open onto the decking, double glazed gallery windows overlook the garden, spot lights, central heated radiator.

**Utility**

7'5" x 8'8" (2.27 x 2.65 )

Plumbing for washer & dryer, doors off to garage & rear garden.



### Landing

Spacious landing with doors off to all first floor accommodation, stairs rise to second floor, double glazed window to side.

### Bedroom 2

12'0" x 11'3" (3.67 x 3.43 )

Double glazed window to rear, central heated radiator.

### Bedroom 3

11'1" x 10'2" (3.39 x 3.10 )

Double glazed window to front, central heated radiator.



### Bathroom

Bath, shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

### Study

Double glazed window to front, central heated radiator.

### Master Bedroom

15'4" x 14'4" (4.68 x 4.39)

A spacious master bedroom with door off to en-suite, skylight, double glazed window to rear, spot lights, central heated radiator.

### En-Suite

Shower, wash hand basin, w.c, double glazed window to rear, central heated radiator, spot lights.



### Garden

A true asset is this private & peaceful garden with generous decked area that is truly ideal for hosting summer evenings spent with friends & family, steps lead down to tidy lawn.

### 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.**  
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 £30 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 £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.

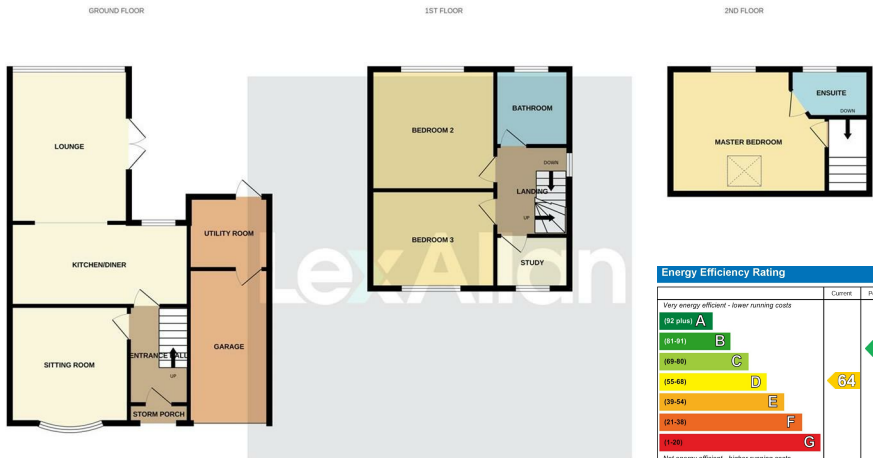
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

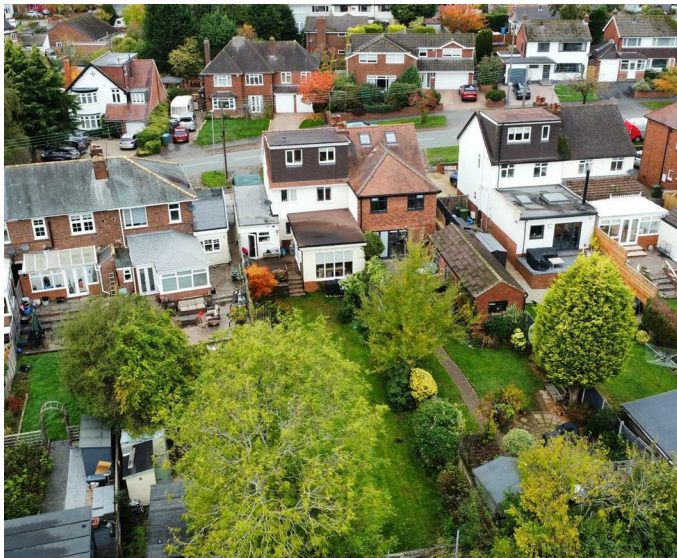
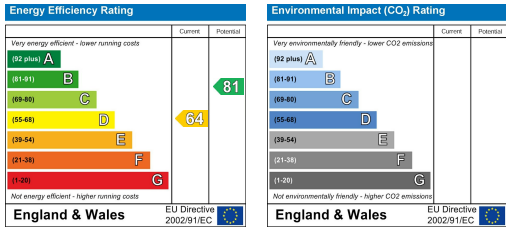
save them significant marketing expenditure in so doing. If you

have any queries regarding the above, please feel free to contact  
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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.



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.  
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