



LexAllan

local knowledge exceptional service

48 Church View Gardens, Kinver, Stourbridge, Staffordshire,
DY7 6EE

**** PERFECT FAMILY HOME FOR THE GROWING FAMILY ****

An extended, individual family home enjoying a delightful position in this ever popular Kinver location. The property has been significantly improved over the years by its current owners resulting in a fabulous family home with the versatility of extra downstairs accommodation for a family member or a growing family.. Being beautifully presented throughout, the ground floor briefly comprises of a welcoming entrance hall, living room, stylish breakfast kitchen with useful utility off, downstairs WC, dining room and downstairs bedroom with shower room en suite. On the first floor are four bedrooms, en suite shower room to the spacious master bedroom, office and house bathroom. Outside has mature and established garden to the rear sweeping round to the side of the property and driveway to the front providing off road parking.

Approach

The approach is by way of block paved driveway providing off road parking with tidy gravelled area with mature shrubs to the side.

Entrance Hall

Having stairs rising to first floor, under stair storage cupboard, double glazed window and central heating radiator.

Living Room

24'0" x 11'0" max (7.32 x 3.35 max)

Feature fireplace with gas fire, marble effect surround and hearth and timber frame, double glazed sliding patio doors to the rear garden, double glazed bay window to the front and two central heated radiators.

Kitchen/Breakfast Room

15'9" x 10'3" (4.80 x 3.12)

Inset sink top with drainer built into work tops, range of wall and base units, built in oven and microwave oven, 4 ring electric hob and cooker hood, integrated under counter fridge, step down into the utility area, door to inner hall, two double glazed windows and central heating radiator.

Utility Area

Wall and base units, plumbing for washing machine, space for tumble dryer, access to W.C along with side access to the driveway.

Downstairs WC

Low flush WC, wash hand basin built into vanity unit and double glazed window.

Inner Hall

Access into the dining room and downstairs bedroom, storage cupboard housing 'Vaillant' boiler and central heated radiator.

Dining Room/Additional Living Room

10'0" x 13'0" (3.05 x 3.96)

Wall mounted electric fire, door to the rear garden, double glazed bay window and central heated radiator.



Downstairs Bedroom

13'0" x 9'0" (3.96 x 2.74)

Fitted wardrobes, shower room en suite off, double glazed bay window and central heated radiator.

Shower Room En Suite

Walk in shower with glass screen and shower fitting, low flush WC and wash hand basin built into vanity unit, wall and floor tiles, chrome heated towel rail and double glazed window.

Landing

Loft hatch, airing cupboard housing water tank, doors radiating off to all four bedrooms, office and family bathroom.

Bedroom One

13'0" x 16'0" (3.96 x 4.88)

Fitted wardrobes and base units, shower room en suite off, two double glazed windows and central heated radiator.

Shower Room En Suite.

Shower cubicle with shower fitting, low flush WC, wash hand basin built into vanity unit, wall tiles, heated towel rail and double glazed window.

Bedroom Two

13'0" x 10'6" (3.96 x 3.20)

Double glazed window and central heated radiator.

Bedroom Three

10'0" x 10'7" (3.05 x 3.23)

Double glazed window and central heated radiator.

Bedroom Four

9'0" x 7'0" (2.74 x 2.13)

Built in cupboard, double glazed window and central heated radiator.

Office

9'2" x 5'0" (2.79 x 1.52)

Eaves storage, double glazed window and central heated radiator.

Family Bathroom

Panelled bath with shower fitting, wash hand basin built into vanity unit, low flush WC, wall tiles, heated towel rail and double glazed window.

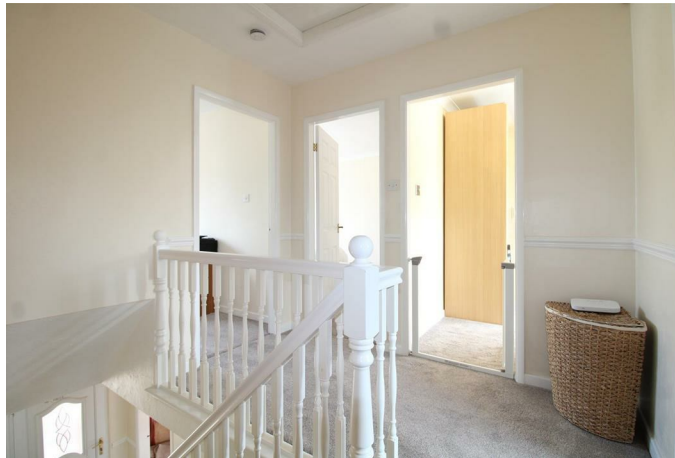
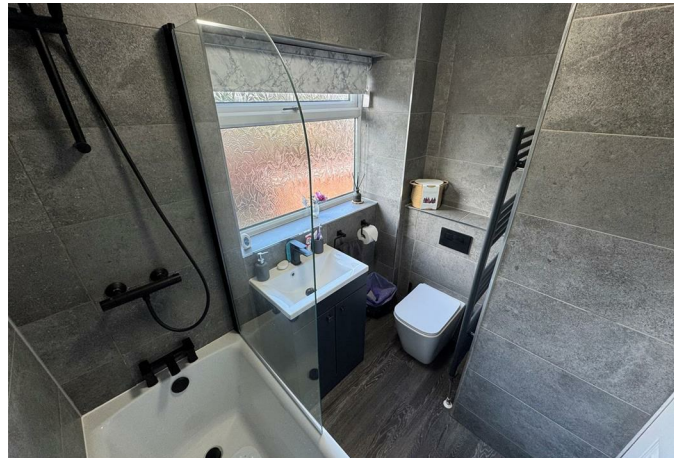
Rear Garden

Paved patio areas surrounded by gravel with steps up to the bark chipped area with mature shrubs, path leading you to further garden with lawn area with border, greenhouse and garden shed and gated side access.

Council Tax Band F

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.



Location

Kinver village has long been the destination of choice for those wanting to enjoy living in a semi rural location and yet with the benefits of easily reached local amenities. The village offers schools suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge. A good place for commuting, the commercial centres of the Black Country and North Worcestershire are easily to hand and the surrounding countryside extends for many miles.

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 Green Street Surveys 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 please contact Lex Allan on 01384 379450

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