



**LexAllan**

local knowledge exceptional service

16 High Street, Kinver, Stourbridge, DY7 6HG

A charming three-bedroom detached residence with riverside garden and detached garage

Situated just off Kinver's highly desirable High Street, this attractive three-bedroom detached home combines character features with modern comfort, offering a wonderful opportunity in the heart of this sought-after village.

The property enjoys a wealth of period charm, with well-proportioned living spaces, a fitted kitchen, and three inviting bedrooms (two on the ground floor, one to the first floor). To the rear, the delightful garden provides a peaceful setting, backing directly onto the River Stour – perfect for those who enjoy outdoor living and scenic views.

A large detached garage and ample driveway parking add to the practicality of this impressive home, while its prime location ensures easy access to local amenities, shops, cafés, and beautiful countryside walks.

Key Features -

Characterful three-bedroom detached home

Highly desirable location just off Kinver High Street

Spacious and versatile living accommodation

Large detached garage with additional parking

Rear garden backing onto the River Stour

Convenient access to village amenities and countryside

A rare opportunity to acquire a charming village home combining period appeal, modern comfort, and a stunning riverside setting.



#### Approach

Accessed through arch way off Kinver High Street, block paved drive offering parking for a number of cars and giving access to garage and front garden.

#### Front Garden

Pathway to main door, lawn, flower beds, walls and hedging to enclose.

#### Garage

14' 1" x 8' 10" min 18' 0" max

Main doors to front, stain glass window and WC off.

#### Entrance Hall

Door to front and stain glass window.

#### Hallway

Double glazed door to front, central heating radiator, cupboard off and exposed beam.



#### Kitchen

5'6" min 8'2" max x 16'4"

Double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, fridge, tiled splash backs and central heating radiator.

#### Utility

5'6" x 12'1"

Double glazed window to rear and side, door to rear garden, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, central heating radiator and tiled splash backs.

#### Snug/Diner

23'7" x 7'6"

Double glazed window to rear, central heating radiator, French doors to rear garden and log burner.

#### Bedroom One

10'5" x 14'1"

Double glazed window to front, feature fireplace and fitted wardrobe.

#### Bedroom Two

10'5" x 10'5"

Double glazed window to front and central heating radiator.

#### Lounge

12'5" x 13'9"

Double glazed windows to front and large window to rear with beautiful views over the garden and fields, central heating radiator, feature fireplace and exposed beams.

#### Bedroom Three

12'9" x 7'10" min

Double glazed window to front, central heating radiator, bi fold door and cupboard off.

#### Bathroom

Shower, double glazed windows to front and rear, central heating radiator, WC, wash hand basin, bath and exposed beams.

#### Rear Garden

Backing onto the River Stour with patio areas, lawn, flower beds, decking area, fencing and hedges to enclose.

#### 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 £24 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 us.

### Tenure (Freehold).

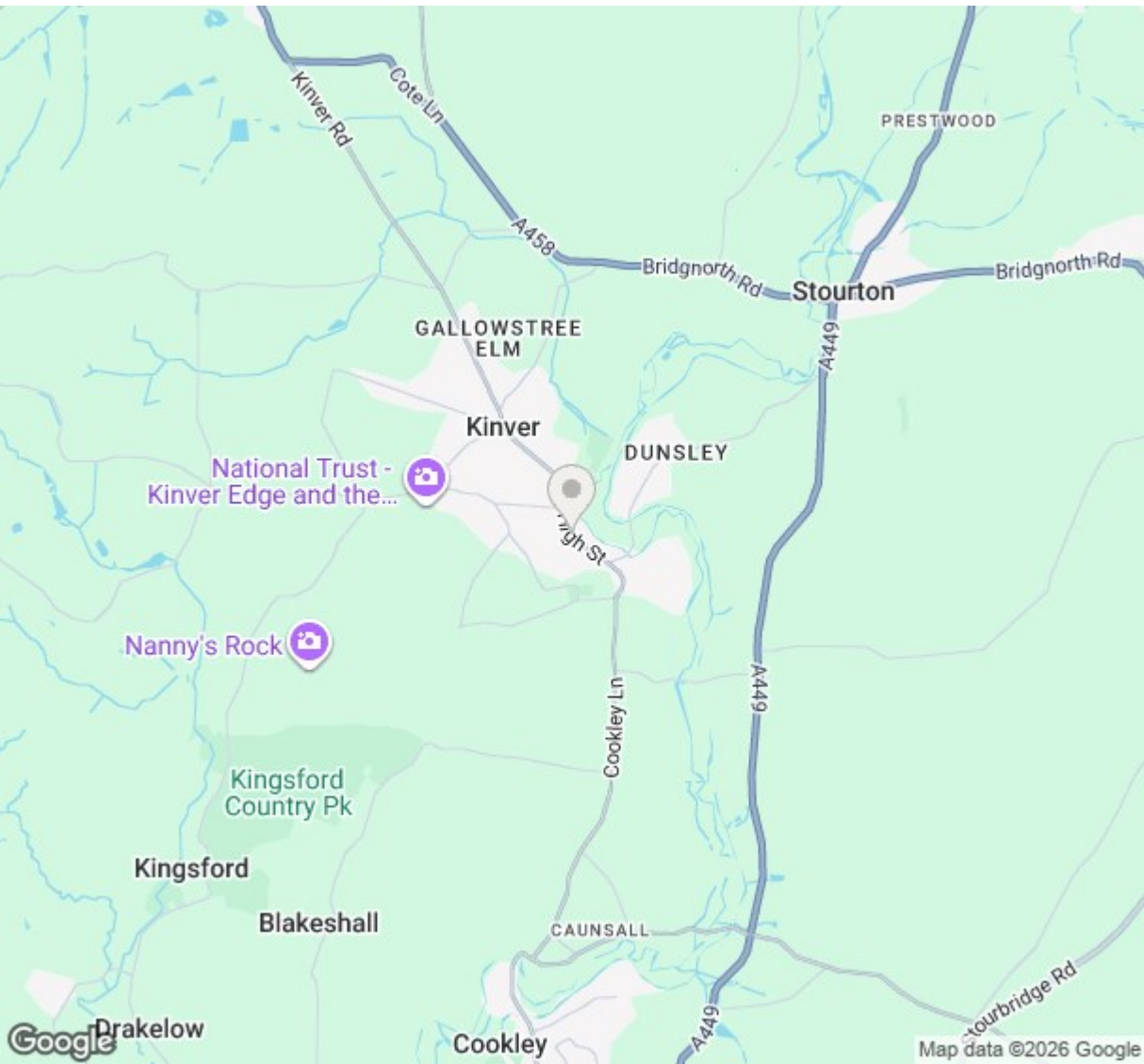
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band E

### Agents note:

Since the photos there has been a leak damaging the property. A new boiler and partial electrics have been installed, however there is now damage to ceilings, walls and floors.









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 Metroplan 6/2020

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>62</b>	<b>75</b>

England & Wales

EU Directive 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC





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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