



LexAllan

local knowledge exceptional service

124 Church View Gardens, Kinver, Stourbridge, DY7 6EF

**** IMMACULATE CONDITION INSIDE & OUT ****

Nestled on a well known address in Kinver this superb three bedroom dormer style bungalow has been modernised inside & out to create turn key ready accommodation. Church View will cater for all those looking to upsize or downsize & offers versatile accommodation.

In brief the property comprises; porch, entrance hall, lounge, kitchen/breakfast room, shower room & study/bedroom 3. To the first floor are two well sized double bedrooms & additional bathroom. A sundeck along with a private garden can be found to the rear along with ample off road parking & garage to front. Call us today to arrange your viewing!



Approach

Block paved driveway to front providing ample parking for multiple vehicles.

Porch

Door off to entrance hall.

Entrance Hall

Warm & welcoming entrance hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

21'2" x 10'11" (6.46 x 3.34)

Patio doors open onto the sun deck, double glazed window with far reaching views, two central heated radiators.



Kitchen/Breakfast Room

13'8" x 11'9" (4.19 x 3.60)

Modern fitted kitchen with wall & base units, electric oven with hob, integrated dishwasher & washing machine, inset sink with mixer tap, double glazed window to front.



Shower Room

Shower, wash hand basin, w.c, double glazed window to side, spot lights, chrome heated towel rail.

Bedroom 3/Study

9'3" x 7'3" (2.84 x 2.23)

Double glazed window to front, central heated radiator.

Landing

Bright & airy landing with doors off to all first floor accommodation, fitted storage cupboard, double glazed window to front, central heated radiator.

Bedroom 1

10'9" x 10'2" (3.30 x 3.12)

Double glazed window to rear with far reaching views, central heated radiator.

Bedroom 2

10'9" x 9'1" (3.28 x 2.78)

Fitted wardrobes, central heated radiator, double glazed window to rear with far reaching views.

Bathroom

Bath, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to front & side.

Garden

A true asset is this private & peaceful garden which offers a lovely sun deck ideal for your morning coffee, steps lead down to generous lawn area along with large summer house.

Garage

Electric roller shutter door to front, power & lighting through.

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 us.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements and descriptions, they are not intended to be relied upon as a statement 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. Made with Hoxby 2008



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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