



A fine example of an exceptional family home situated within the beautiful Village of Kinver. The property has undergone a major programme of refurbishment and improvement which has resulted in the most stylish representation of layout, interior finish and specification. The current owners have focused on providing a family friendly layout both internally and externally where the rear garden has been transformed into a tranquil and peaceful space which can easily cater for social gatherings with friends and family. From the welcoming entrance hall, to the spacious yet cosy sitting room with multi fuel burner, the stunning kitchen family room and separate office space, it doesn't fail to impress. Add the utility and downstairs cloakroom and the ground floor is complete. The first floor is just as impressive with a luxurious master suite complete with a capacious dressing room and deluxe en suite, a further four double bedrooms, stylish family shower room, family bathroom, airing cupboard and large storage cupboard which has the potential to be turned into a 'Walk in' wardrobe complete the first floor. Outside, has an extensive driveway providing off road parking for numerous vehicles and double garage fitted with a range of storage cupboards. To the rear is a mature garden private and enclosed from neighbouring properties.

Approach
The approach is by way of tarmac driveway providing off road parking for numerous vehicles with neat lawn areas and mature hedges leading you to the following accommodation.

Entrance Hall
You are welcomed into this beautiful family home with the light and airy entrance hall having stairs rising to the first floor, useful storage cupboard perfect for hanging your coats and downstairs cloakroom off, Karndean flooring, double glazed window, central heated radiator and doors radiate off to the cosy living room, study and kitchen family room.

Downstairs Cloakroom
Having a low flush WC, wash hand basin built into vanity unit, decorative floor tiles, double glazed window and central heated radiator.

Sitting Room
18'8" x 11'11"
The stunning living room has a double glazed bay window to the front with double glazed French doors opening into the rear garden which both let in natural light, inset feature multi fuel burner with built in shelves to the side and two central heated radiators.

Dining Kitchen/Family Room
33'3" x 20'2" max 13'11" min
This fabulous and extensive room works perfectly as a family hub and entertaining space whilst the kitchen area has inset stainless steel sink with hot tap and drainer built into Granite work tops, space for 'Rangemaster' style cooker with fitted cooker hood above, range of well equipped units, integrated dishwasher, opening into the utility room, heated towel rail. The living/dining space to this room enjoys under floor heating, three double glazed French doors all opening out into the rear garden, two double glazed windows and a sky light.



Utility
8'6" x 8'2"
Inset stainless steel sink with drainer built into Granite work top, space for washing machine and tumble dryer, range of wall and base units, Karndean flooring, useful storage cupboard, door to the garage, two double glazed windows and a central heated radiator.

Office
14'11" x 10'0"
Karndean flooring, double glazed French doors, large double glazed window and central heated radiator.

Landing
Airing cupboard housing combination boiler, double glazed window, two central heated radiators, loft hatch for access and a large storage cupboard.

Master Bedroom
17'3" x 18'4"
A beautifully designed master suite which really delivers a 'wow' factor having double glazed French doors with two double glazed windows either side opening to 'Juliette' balcony and roof window sky light bathing the area in light, central heated radiator, double doors to the dressing room and door to ensuite.

Spacious Dressing Room
13'10" max 13'9" max
Having a variety of hanging and drawer spaces, two double glazed windows and central heated radiator.

Ensuite
A luxurious and stylish bathroom with walk in shower with double shower head fitting, wash hand basin built into vanity unit with light up mirror, freestanding bath tub with shower fitting, heated towel rail, double glazed window, roof window sky light and extractor fan.

Bedroom Two
15'2" x 10'5"
Built in wardrobe, double glazed window and central heated radiator.

Bedroom Three
12'0" x 9'10"
Built in wardrobe, double glazed window and central heated radiator.

Bedroom Four
11'10" x 11'4"
Double glazed window and central heated radiator.

Bedroom Five
10'4" x 10'0"
Double glazed window and central heated radiator.

Family Shower Room
Shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, wall tiles, extractor fan, wall tiles, double glazed window and central heated radiator.

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

Rear Garden
This private and enclosed garden has been transformed into a tranquil outside area, perfect for alfresco dining, relaxing with plenty of space for entertaining. A variety of seating areas have been created a gravelled and patio area adjacent to the house with gravelled steps leading you to a further patio seating area where the 'Wendy' house sits which has been turned into a wonderful seating space. More steps lead you down to the large lawn area where the garden is surrounded by a variety of flowers, flowering shrubs and mature trees and hedges. There are an additional two sheds and two gated side access along with a gateway at the bottom of the rear garden, giving access to Kinver High street just 5 minutes walk away



Garage
17'4" x 17'0"

Inset stainless steel sink top with drainer built into rolled edge laminate work tops, a range of wall and base units, electric up and over door, door to the rear garden, light and power points.

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 publicly accessible countryside extends for many miles.

Council Tax Band G

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.

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 £240 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.

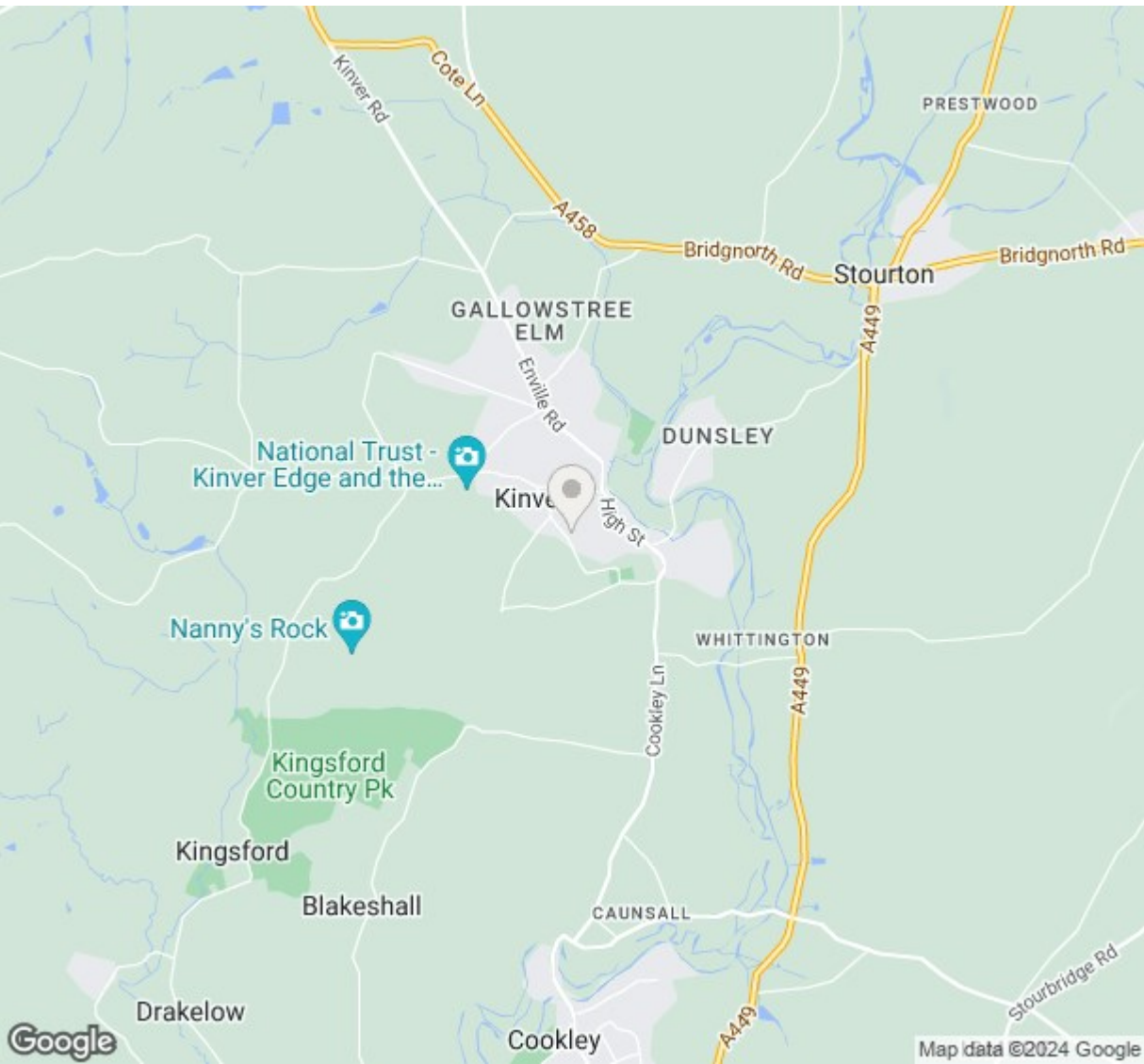
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

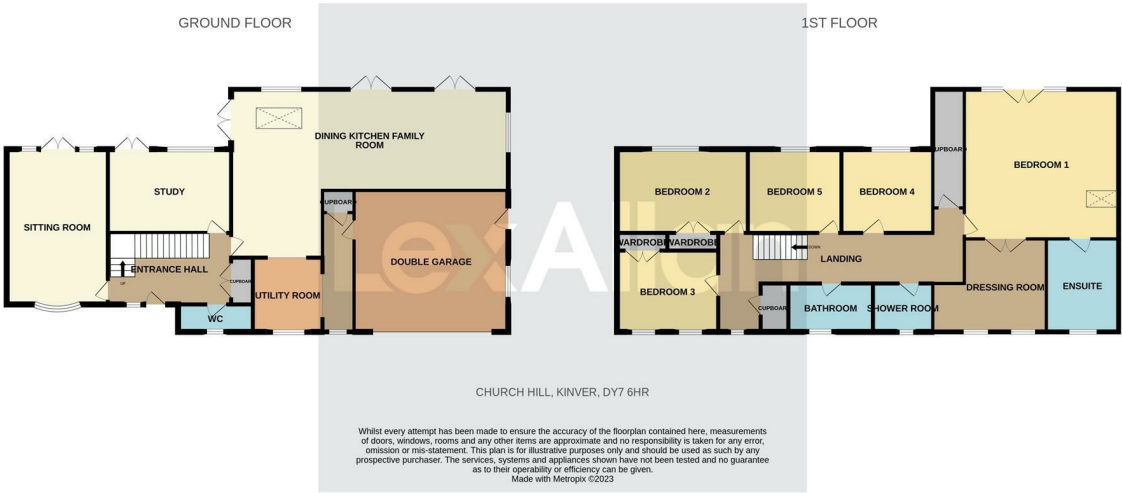
Money Laundering Regulations.

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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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