



**LexAllan**

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7 Beech Close, Kinver, Stourbridge, DY7 6LW



## **\*\* SUPERB PLOT WITH SUPERB POTENTIAL \*\***

This four bedroom detached nestled within one of Kinver's most sought after addresses is now available to market. Beech Close is in need of full refurbishment throughout and is ideal for those looking for their next project. The accommodation on offer comprises of; reception hall, lounge, dining room, study/snug, kitchen, utility, boot room, w.c & orangery. To the first floor is the master bedroom with en-suite, further three well sized bedrooms, family bathroom. To the rear is a private & peaceful garden along with driveway to front with access to the double garage. Viewings are highly recommended to appreciate the accommodation on offer.

### **Approach**

Tarmac driveway with neat and tidy lawn to either side along with a border of mature shrubs.

### **Reception Hall**

Bright and spacious hall with doors leading off, stairs rising to first floor, under stair storage, central heated radiator.

### **Lounge**

22'10" x 13'11" (6.96 x 4.25 )

Feature fireplace, double doors lead to dining room & orangery, two central heated radiators, double glazed window to front.

### **Dining Room**

11'2" x 9'7" (3.42 x 2.93 )

Glazed window to rear, serving hatch to kitchen, double doors opening to the reception hall & Lounge, central heated radiator.

### **Kitchen**

13'10" x 13'4" (4.22 x 4.08 )

Variety of wall and base, double electric oven, hob with extractor above, sink and drainer, pantry, double glazed window to rear, central heated radiator, door off to utility.

### **Utility**

11'11" x 9'10" (3.65 x 3.01)

Plumbing for washing machine, sink and drainer, double glazed window to side, door off to boot room & rear garden.

### **Boot Room**

12'4" x 7'11" (3.78 x 2.42 )

Double glazed window to side, doors off to lean top & side garden.

### **Snug/Study**

11'11" x 9'10" (3.65 x 3.01 )

Double glazed window to front, central heated radiator.

### **W.C**

wash hand basin, w.c, double glazed window to front.





### Landing

Doors radiating off to all first floor accommodation, central heated radiator, airing cupboard.

### Master Bedroom

14'2" x 13'10" (4.33 x 4.22 )

Walk in wardrobe, double glazed window to front, central heated radiator, en-suite off.

### En-Suite

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

### Bedroom 2

13'11" x 11'0" (4.26 x 3.37 )

Wardrobe, double glazed window to front, central heated radiator.

### Bedroom 3

11'10" x 9'6" (3.62 x 2.90)

Fitted wardrobes, double glazed window to rear, central heated radiator.

### Bedroom 4

10'11" x 8'2" (3.34 x 2.51 )

Fitted wardrobe, central heated radiator, double glazed window to front, built in storage cupboard.

### Bathroom

11'7" x 6'5" (3.54 x 1.97)

Bath, wash hand basin, w.c, central heated radiator, double glazed window to rear.

### Double Garage

Electric up and over door to front, door off to the garden, power & lighting.

### Rear Garden

Private and peaceful rear garden with far reaching views of Kinver Church.

### The 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.





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 £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 £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.

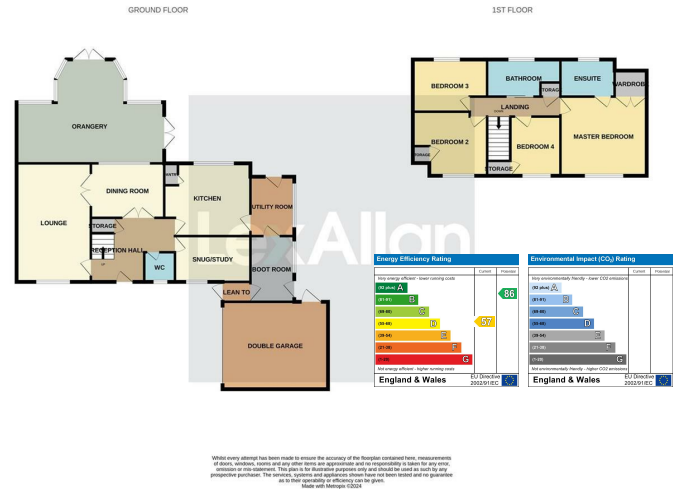
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

Council Tax Band G

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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.



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