





An exceptionally renovated cottage delightfully situated within the ever popular Village of Kinver with the extra benefit of no upward chain. The accommodation is presented in a first class order throughout offering fabulous specification and character. The property has a lovely lounge to the front leading onto the dining room having cellar off and 'French' doors opening out to the rear. The beautiful kitchen is light and airy having the downstairs contemporary bathroom to the rear. On the first floor is bedroom two and a nursely with stairs rising to the second floor where the master bedroom and stylish en-suite is located. Outside has a single garage within the communal parking area and neat and tidy lawn to the front.

**Approach**

The approach is by way of neat and tidy lawn area with box hedging leading you to the following accommodation.

**Living Room**

11'0" x 11'0" (3.35 x 3.35)

Having feature open fire place with brick surround, tiled floor with underfloor heating, door to the dining room, double glazed sash window and electric heater.

**Dining Room**

8'0" x 8'0" (2.44 x 2.44)

Tiled floor with under floor heating, doors to inner lobby and cellar, double glazed 'French' doors to the rear and electric heater.

**Cellar**

**Inner Lobby**

Door to the kitchen and stairs rising to the first floor.

**Kitchen**

13'2" x 6'0" (4.01 x 1.83)

Inset sink top built into solid oak work tops, range of wall and base units, space for a fridge freezer and dishwasher, plumbing for washing machine. Electric cooker with cooker hood, tiled floor with underfloor heating, access to inner lobby and double glazed window.

**Inner Lobby.**

Door accessing the rear and cupboard housing the water tank.

**Downstairs Bathroom**

Low flush WC, pedestal wash hand basin, panelled bath with shower fitting, wall and floor tiles, chrome heated towel rail and double glazed window.

**First Floor Landing**

Doors radiating off to bedroom two and office/nursery, stairs rising to the second floor.

**Bedroom Two**

12'0" x 11'11" (3.66 x 3.63)

Double glazed sash window, feature fireplace and electric heater.

**Bedroom Three/Nursery**

9'1" x 5'0" (2.77 x 1.52)

Double glazed window and electric heater.



**Bedroom One (Second Floor)**

**14'6" x 8'0" (4.42 x 2.44)**

Double glazed window, roof window, shower room en suite off.

**Shower Room En Suite**

Shower cubicle with shower fitting, saniflo WC, roof window, wall and floor tiles.

**Outside**

**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 countryside extends for many miles. The house lies on the periphery of the village in an exceptional semi rural location overlooking fields to the front and Enville Estate to the rear.

**Council Tax Band B**

**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.

**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 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 -

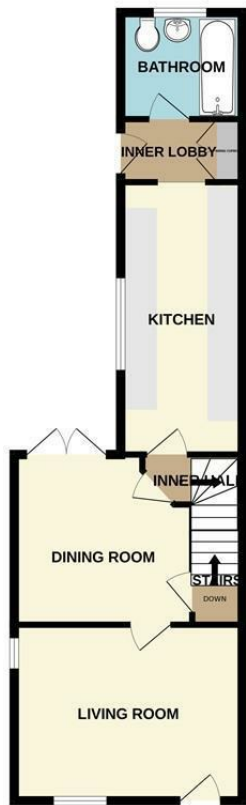
1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Verification of the source of purchase funds.

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.





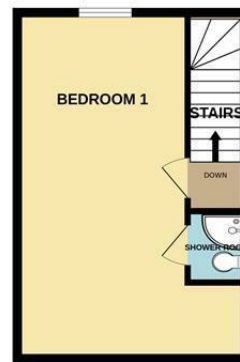
GROUND FLOOR



1ST FLOOR



2ND FLOOR



# LexAllan

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.  
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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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