



Hampton Grove is an exceptional detached property finely crafted by it's current owner who is a builder of excellent local repute. It delivers a wonderfully designed family home laid out over three floors with the whole ground floor benefitting from under floor heating. This stylishly presented property is accessed via electronic gates and unfolds beyond a spacious and welcoming entrance hall having WC off, a lovely lounge and two additional reception rooms to the front elevation. A breakfast kitchen sits to the rear of the property with bifold doors opening out into the neatly maintained rear garden and has a spacious utility room off ideal for family pets. On the first floor are five double bedrooms, house bathroom and shower room. The master bedroom is situated on the second floor having a walk - in wardrobe and shower room en suite. The driveway provides off road parking and lies to the front of the property with a double garage, excellent gardens with mature trees surrounding the property.

Approach

The property is accessed via secure electric gates into gravelled driveway providing off road parking with mature trees and lawn area to the side which wraps around the property to the rear. Steps up to the main entrance leading you to the following accommodation.

Welcoming Entrance Hall

An impressive and spacious entrance hall having doors radiating off to all reception rooms and dining kitchen, downstairs cloakroom and a useful storage cupboard off, stairs rising to the first floor and tiled floor. The ground floor is served with under floor heating.

Downstairs WC

Low flush WC, wall mounted wash hand basin and floor tiles.

Study

11'7 x 8'7

Double glazed window.

Dining Room

13'3 x 12'4

Double glazed window.

Living Room

16'0 x 15'10

A wonderful focal point feature fireplace with marble surround and hearth, two double glazed windows and double glazed bifold doors opening out into the rear garden.

Kitchen Diner

20'1 x 12'3

Having a feature central lantern providing a light and airy feel in this kitchen/family room with a host of base units with granite work tops, comprehensive range of wall cupboards, space for range cooker, cooker hood, space for fridge freezer, feature island with built in ' Belfast ' sink, integrated dishwasher and further base units with work top and breakfast bar, door into utility, double glazed window and double glazed bifolding doors to rear garden.

Utility

Inset sink top, base units with work top, plumbing for washing machine, tiled floor, door to outside side access and double glazed window.



First Floor Landing

Spacious landing with useful storage cupboard, double glazed window and central heating radiator.

Bedroom Two

13'3 x 11'2

Double glazed window and central heating radiator.

Bedroom Three

13'2 x 11'1

Double glazed window and central heating radiator.

Bedroom Four

11'6 x 11'2

'Walk in' wardrobe, double glazed window and central heating radiator.

Bedroom Five

12'2 x 9'9

Double glazed window and central heating radiator.

Bedroom Six (Over Garage)

16'5 x 13'2

Useful storage cupboard, two double glazed 'Velux' windows and central heating radiator.

House Shower Room

Low flush WC, wash hand basin built into vanity unit, 'Walk-in' shower with shower fitting and glass screen, chrome heated towel rail, wall and floor tiles and double glazed 'Velux' window.

Family Bathroom

Low flush WC, wash hand basin built into vanity unit, tiled panel bath, 'walk-in' shower with shower fitting and glass screen, wall and floor tiles and double glazed window.

Master Bedroom

16'9 x 15'6

Situated on the top floor the master bedroom benefits from two useful eaves storage cupboards, 'walk-in' wardrobe, three double glazed 'Velux' windows with en suite shower room off.

En Suite Shower Room

Low flush WC, wash hand basin built into vanity unit, 'walk-in' shower with shower fitting and glass screen, wall and floor tiles and double glazed 'Velux' window.

Garage

18'0 x 17'10

Wall mounted 'Worcester' combination boiler, light and power points.

Rear Garden

Paved patio area with wooden archway to further patio area leading you to the garage rear access and side access. Steps down to a neat and tidy lawn area with mature flowers and flowering shrubs sweep around the side of the property leading you to the driveway and fore gardens.



Council Tax Band G

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

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

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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.





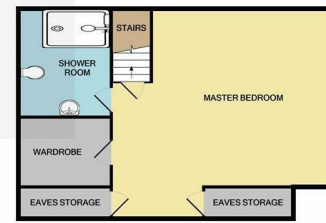




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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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		
	81	81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	79	80



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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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