



FOR SALE  
LexAllan  
Stourbridge  
01384 442464

**LexAllan**

local knowledge exceptional service

4 Hyde Farm Barns The Hyde, Kinver, Stourbridge, West  
Midlands, DY7 6LS

**\*\* BEAUTIFUL BARN, BEAUTIFUL LOCATION WITH NO UPWARD CHAIN \*\***

This exclusive two-bedroom barn conversion truly offers charm and character inside and out. Having been well maintained by the current owners this is perfect for those looking to live surrounded with picturesque views and village amenities. The property itself comprises of courtyard garden, front lawned garden, exposed beams, and character throughout, spacious entrance hall, lounge/diner having vaulted ceiling and impressive fireplace with log burner, kitchen, two double bedrooms and family bathroom. This barn also comes with a separate annex (suitable for home office working) that offers kitchenet, shower room and lounge. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

Hyde Farm Barn is an exclusive barn conversion tucked away along a bridleway over which residents have right of access. This contributes to its semi-rural setting with Kinver village a walk away. Neat and tidy lawn area to front with electric gates allowing access to the gravelled car parking area with two dedicated parking spaces.

### Courtyard

Slabbed pathway leading to the entrance of the barn, two artificial lawn areas to either side.

### Entrance Hall

A bright and welcoming hall with doors radiating off, tiled flooring throughout having underfloor heating, spotlights.

### Lounge

The heart of the barn is this vaulted lounge with exposed beams, large exposed brick chimney breast with centred log burner, French doors allow access to the courtyard, central heated radiator, two double glazed windows to front.

### Kitchen

Variety of wall and base units, glazed sink, polished granite working surfaces, integrated white goods including dishwasher and washing machine, sink and drainer, tiled flooring with underfloor heating, 'Velux' style sky light, three double glazed windows to rear, spotlights, tiled splashback.

### Bedroom 1

Fitted wardrobes providing ample storage, exposed beams, double glazed window to side, central heated radiator.



## Family Bathroom

Bath with shower over, pedestal wash hand basin, w.c, tiled flooring, central heated towel rail, double glazed window to side, spot lights.

## Bedroom 2

Double glazed window to side, central heated radiator.

## Annex

Stable door allows access into the kitchen area that offers base units and sink, sliding door allows access into the shower room that offers shower over, wash hand basin, w.c. A spiral staircase leads up to lounge area with a double glazed window to front along with a skylight to rear.

## Communal Grounds

Ample green space that is shared along with other residents, picturesque views from each angle.

## Allocated Parking

Two spaces behind secure electronic gates.

## The Location

Approached from Bridgnorth Road, the Bridleway over which residents have the right of vehicle access to Hyde Farm Barns continues as a bridleway to Kinver village itself as well as other directions. Something of a paradise for dog walkers and cyclists, the surrounding countryside stretches for many miles. 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. Great walking and cycling on the doorstep

## 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. We have been advised there is a monthly service charge of £60.

## Council Tax Band D



## Money Laundering Regulations.

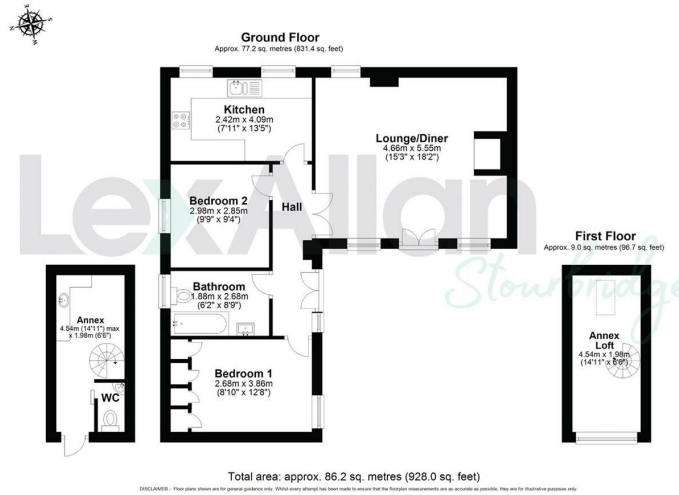
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.

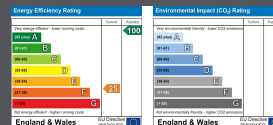
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



**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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