



**LexAllan**

local knowledge exceptional service

46 Redwood Road, Kinver, Stourbridge, Staffordshire, DY7 6JR

**\*\* DETACHED FAMILY HOME LOCATED IN THE PICTURESQUE VILLAGE OF KINVER \*\***

This four bedroom detached family home has been truly well maintained by the current owner. Redwood Road offers family friendly accommodation throughout and truly is a must view. Situated just off Dark Lane in Kinver you are surrounded by local amenities and stunning countryside walks. In brief the property comprises; Porch, reception hall, extended lounge, dining room, kitchen and W.C. To the first floor is the master bedroom with ensuite, further three bedrooms and family bathroom. To the rear is a private garden, off road parking and garage can be found to the front. Viewings are highly recommended to appreciate the accommodation on offer.



**Approach**

Driveway to front with neat and tidy lawn area.

**Porch**

Spacious porch with access leading to the reception hall.

**Reception Hall**

A bright and spacious hall with doors radiating off to all accommodation, stairs rising to first floor, central heated radiator.

**Lounge**

20'4" x 13'9" (6.20m x 4.19m )

Gas fire with surround, patio doors open up to the garden, two central heated radiators, double glazed bay window to front.



**Dining Room**

12'9" x 10'11" (3.89 x 3.34 )

Double glazed window to rear, central heated radiator.



**Kitchen**

12'9" x 10'10" (3.89 x 3.32 )

Variety of wall and base units, double electric oven with hob and extractor, sink and drainer, integrated fridge, double glazed window to rear, access leading to the garden, central heated radiator.

**W.C**

Wash hand basin, W.C, double glazed window to side, central heated radiator.

**Landing**

Bright and airy landing with doors radiating off, double glazed window to front, airing cupboard.

### Master Bedroom

16'0" x 9'10" (4.90 x 3.01)

Fitted wardrobes, double glazed window to rear, door leading to en-suite, central heated radiator.



### En-suite

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

### Bedroom 2

11'5" x 9'10" (3.49 x 3.01)

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



### Bedroom 3

12'4" x 8'4" (3.77 x 2.55)

Double glazed window to rear, central heated radiator.



### Bedroom 4

9'8" x 8'4" (2.95 x 2.56)

Double glazed window to front, central heated radiator.

### Family Bathroom

P shaped bath with shower over, wash hand basin, w.c, central heated towel rail, double glazed window to front, spot lights.

### Double Garage

Electric up and over door to front, power and lighting throughout, stainless steel sink and drainer with plumbing for washing machine, door access to garden.

### Rear Garden

A private and peaceful rear garden with generous slabbed patio area, lawn area with mature shrubs throughout.

### 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.

## 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.

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.

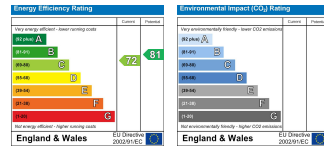
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 of £120. 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.

## Council Tax Band F

**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.



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. Made with Metropix ©2023



The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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