



LexAllan

local knowledge exceptional service

3 White Hill, Kinver, Stourbridge, Staffordshire, DY7 6AD

** CHARMING INSIDE & OUT **

This three bedroom extended semi detached family home truly offers warm and welcoming accommodation from the first step through the door. The current owners have done a fantastic job in maximising space and this really will tick the box for those looking to upsize. In brief the property comprises; entrance hall, lounge/diner, kitchen, sitting room, shower and w.c. To the first floor is the master bedroom with en-suite, two further well sized bedrooms and family bathroom. The real asset to White Hill is the private and peaceful garden to the rear that is ideal for those sociable summer evenings spent with friends and family.

Approach

Gate allows access to steps leading up to the property, mature shrubs to front.

Entrance Hall

Warm & welcoming hall with doors radiating off to all ground floor accommodation, stairs rise to first floor, tiled flooring, storage cupboard.

Sitting Room

16'4" x 11'9" (4.98 x 3.60)

A cosy room with log burner to centre, double glazed window to front, door giving access to the garden, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, central heated radiator.

Kitchen

11'5" x 10'4" (3.49 x 3.16)

Variety of wall and base units, 'Neff' electric oven with four ring gas hob and extractor over, sink and drainer, integrated white goods including fridge/freezer, dishwasher, double glazed window to rear, opening to the lounge/diner, hardwood flooring through along with plumbing for washing machine & dryer.

Lounge/Diner

20'11" x 12'5"s (6.39 x 3.8s)

Offering double glazed bay window to front, double doors open onto the patio along with two central heated radiators, double glazed window to side.



W.C

Wash hand basin, w.c, central heated radiator, double glazed window to front, tiled flooring.

Landing

Spacious & bright landing with doors off to all first floor accommodation, storage cupboard, double glazed window to rear, loft access.

Master Bedroom

18'4" x 12'3" (5.60 x 3.74)

A superb master with two skylights and two double glazed windows letting that natural light flood through, door off to en-suite, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear and additional skylight, tiled flooring.

Bedroom 2

14'11" x 10'7" (4.55 x 3.25)

Two fitted wardrobes, two double glazed windows to front & rear, central heated radiator.

Bedroom 3

11'5" x 8'6" (3.48 x 2.61)

Built in storage, double glazed window to front, central heated radiator.

Bathroom

Corner bath with shower over, wash hand basin, w.c, double glazed window to rear.

Garden

A true asset to White Hill is this private & peaceful garden offering three patios areas that are truly ideal for those summer evenings hosting friends & family, steps leading upto to a tidy lawn with mature shrubs throughout.



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.

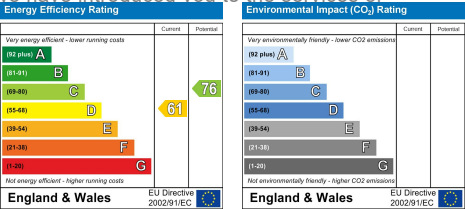
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £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 are well placed to provide you with the very best possible advice relevant to your property. We receive a referral fee of £200 inc VAT from them 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.



Council Tax Band B

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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge exceptional service