



LexAllan

local knowledge exceptional service

58 Church View Gardens, Kinver, Stourbridge, West Midlands, DY7
6EE

' Beautiful move in ready bungalow '

With no upward chain this two bedroom detached bungalow has recently undergone a refresh through out to now offer attractive and move in ready accommodation. Being situated in a popular cul de sac of Kinver the property is ideal for nearby local shops and gorgeous country side walks. The property itself comprises of large driveway, entrance hall, lounge/diner, kitchen, conservatory, two good sized bedrooms, bathroom and well maintained garden to the rear.

Approach

Tarmac drive offering parking for a number of cars, gravel surround and slab pathway

Entrance hall

Double glazed door to side, central heating radiator and cupboard off

Lounge

9' 10" x 18' 0" (3.0 x 5.5)

Double glazed doors to rear, electric fire and central heating radiator

Diner

8' 2" x 7' 6" (2.5 x 2.3)

Double glazed window to side and central heating radiator

Conservatory

8' 10" x 8' 10" (2.7 x 2.7)

Double glazed windows and doors and tiled flooring

Kitchen

7' 10" x 9' 10" (2.4 x 3.0)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, integrated oven, electric hob, extractor hood, central heating radiator and tiled splash backs

Bedroom One

9' 10" x 12' 9" (3.0 x 3.9)

Double glazed window to front, and central heating radiator

Bedroom Two

7' 10" x 12' 9" (2.4 x 3.9)

Double glazed window to front, and central heating radiator

Bathroom

Low level w.c, double glazed window to side, wash hand basin, shower, tiled splash backs, and central heating radiator



Garage

7' 10" x 17' 0" (2.4 x 5.2)

Metal up and over door to front, and double glazed door to rear

Rear Garden

Slab patio area, lawn, beds with plants and shrubs, gravel area, and all with fencing to enclose

Council Tax Band D

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.

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.

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.

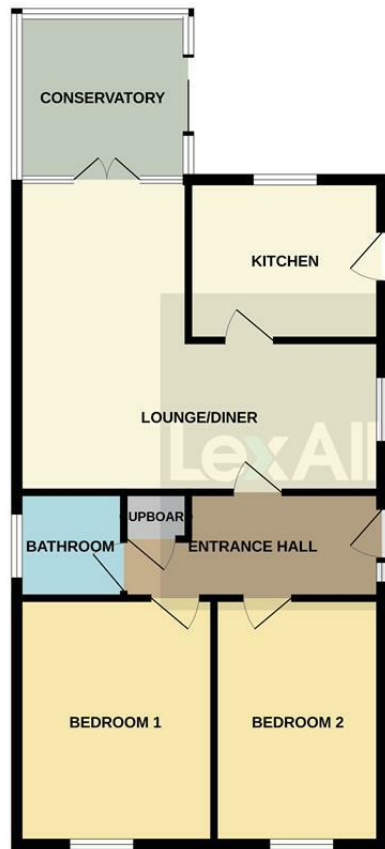
The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. 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.

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.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
England & Wales		EU Directive 2002/91/EC	



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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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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