



LexAllan

local knowledge exceptional service

6 Mill Brook Meadow, Kinver, Stourbridge, DY7 6FD

' GREAT STARTER HOME AT SEMI RURAL LOCATION '

Being offered as 50% shared ownership. This two bedroom end terrace being only a few years old offers high quality and move in ready accommodation at this fantastic Kinver location with countryside views and walks, as well as other amenities just a short walk away. The property itself comprises of driveway to side, entrance hall, kitchen, lounge/diner and downstairs w.c. To the first floor are two double bedrooms and house bathroom. Finally an attractive garden to the rear. Contact the office to arrange your viewing or for further information.

Approach

Tarmac drive to side offering parking for a number of cars, gated side access, lawn and path to front

Entrance Hall

Double glazed door to front, central heating radiator and stairs rising to first floor accommodation

Kitchen

7'10" x 11'1" (2.4 x 3.4)

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

Downstairs w,c

Double glazed window to front, low level w,c, central heating radiator, wash hand basin and tiled splash backs

Lounge/diner

15'8" x 14'1" max 9'6" min (4.8 x 4.3 max 2.9 min)

Double glazed windows and doors to rear, central heating radiator and cupboard off

Landing

Doors radiating to:

Bedroom One

8'6" x 13'9" (2.6 x 4.2)

Double glazed window to rear and central heating radiator

Bedroom Two

15'8" x 8'2" max 5'10" min (4.8 x 2.5 max 1.8 min)

Double glazed window to front and central heating radiator



Bathroom

Low level w,c, double glazed window to rear, wash hand basin, bath with shower over, cupboard off, central heating radiator and extractor fan

Rear Garden

Slab patio, lawn, gated side access and fencing to enclose

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.

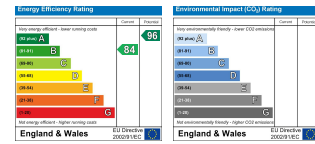
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 123 years remaining on the lease.





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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