

LexAllan

local knowledge **exceptional service**

3 Rockmount Gardens, Kinver, Stourbridge, West Midlands, DY7 6JT

With NO UPWARD CHAIN this beautifully presented three bedroom detached family home occupies a peaceful and highly desirable residential position just off Dark Lane, ideally situated within a short stroll of the picturesque village of Kinver and its range of local amenities.

Upon entering, a welcoming entrance hallway leads through to the ground floor accommodation. The spacious living and dining room enjoys an abundance of natural light, with patio doors opening directly onto the rear garden. The contemporary kitchen is well appointed with a comprehensive range of integrated appliances, including a double oven, hob, extractor hood, fridge, freezer and dishwasher. A further reception room offers excellent flexibility and could be utilized as a cozy sitting room, home office or additional family space. A useful utility room and separate downstairs cloakroom complete the ground floor accommodation. To the first floor, there are three generously proportioned and attractively presented bedrooms, all served by a modern family bathroom.

Externally, the property benefits from driveway parking to the front, complete with an electric vehicle charging point. The rear garden is a particularly appealing feature, enjoying attractive views and providing a wonderful setting for relaxation and outdoor entertaining. A raised patio area, complemented by glass balustrading and a contemporary feature veranda, offers an ideal space for alfresco dining. Steps descend to a beautifully maintained lawn, bordered by established planting, with a further decked area positioned alongside the riverside.

Combining spacious and versatile accommodation, attractive outdoor space and an enviable village location, this delightful home is sure to appeal to a variety of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



Hallway
Door to front, central heating radiator and stairs off.

Lounge/Diner
13′1″ max 7′10″ min x 26′10″
Double glazed window to front, sliding door to rear and central heating radiator.



Kitchen
11′1″ x 7′10″
Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven, fridge, freezer, dishwasher, tile splash backs, central heating radiator, door to side and pantry off.



WC
Double glazed window to front, WC, wash hand basin with mixer tap and storage below, central heating radiator and tile splash back.

Study
7′2″ x 12′5″
Double glazed window to front and central heating radiator.

Utility
5′2″ x 7′2″
Door to rear, wall and base units with work surface over, space and plumbing for washing machine and central heating radiator.

Landing
Double glazed window to side, access to loft space and doors off.

Bedroom One
9′6″ x 15′1″
Double glazed window to front and central heating radiator.

Bedroom Two
8′6″ x 12′1″
Double glazed window to rear with far reaching views and central heating radiator.

Bedroom Three
9′2″ x 7′10″
Double glazed window to rear and central heating radiator.

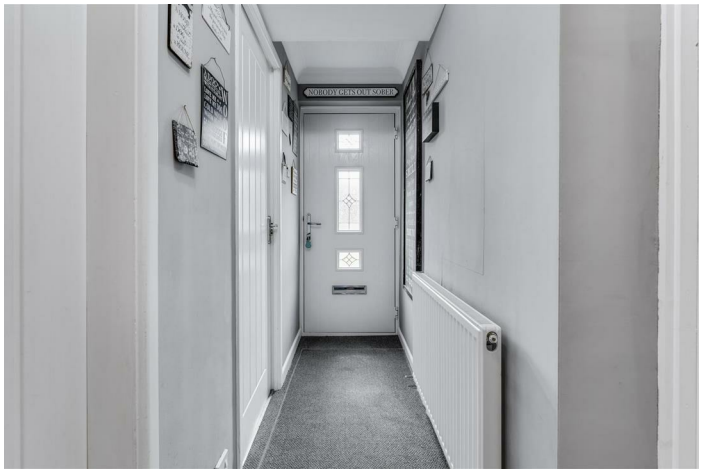
Bathroom
Central heating radiator, WC, double glazed window to front, wash hand basin with mixer tap, bath with mixer tap and shower over, tile splash backs and cupboard off.

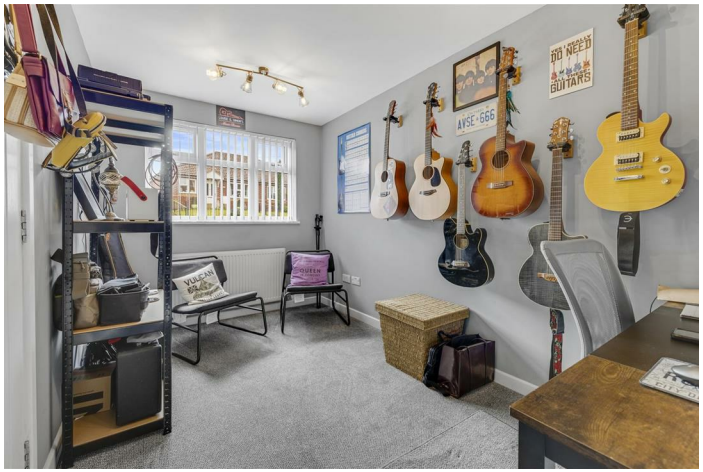
Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.













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.

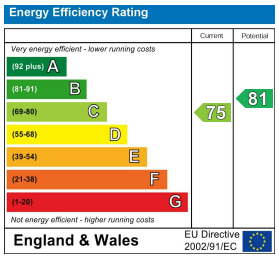
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

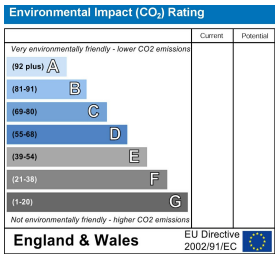
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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 (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.

Council Tax Band E







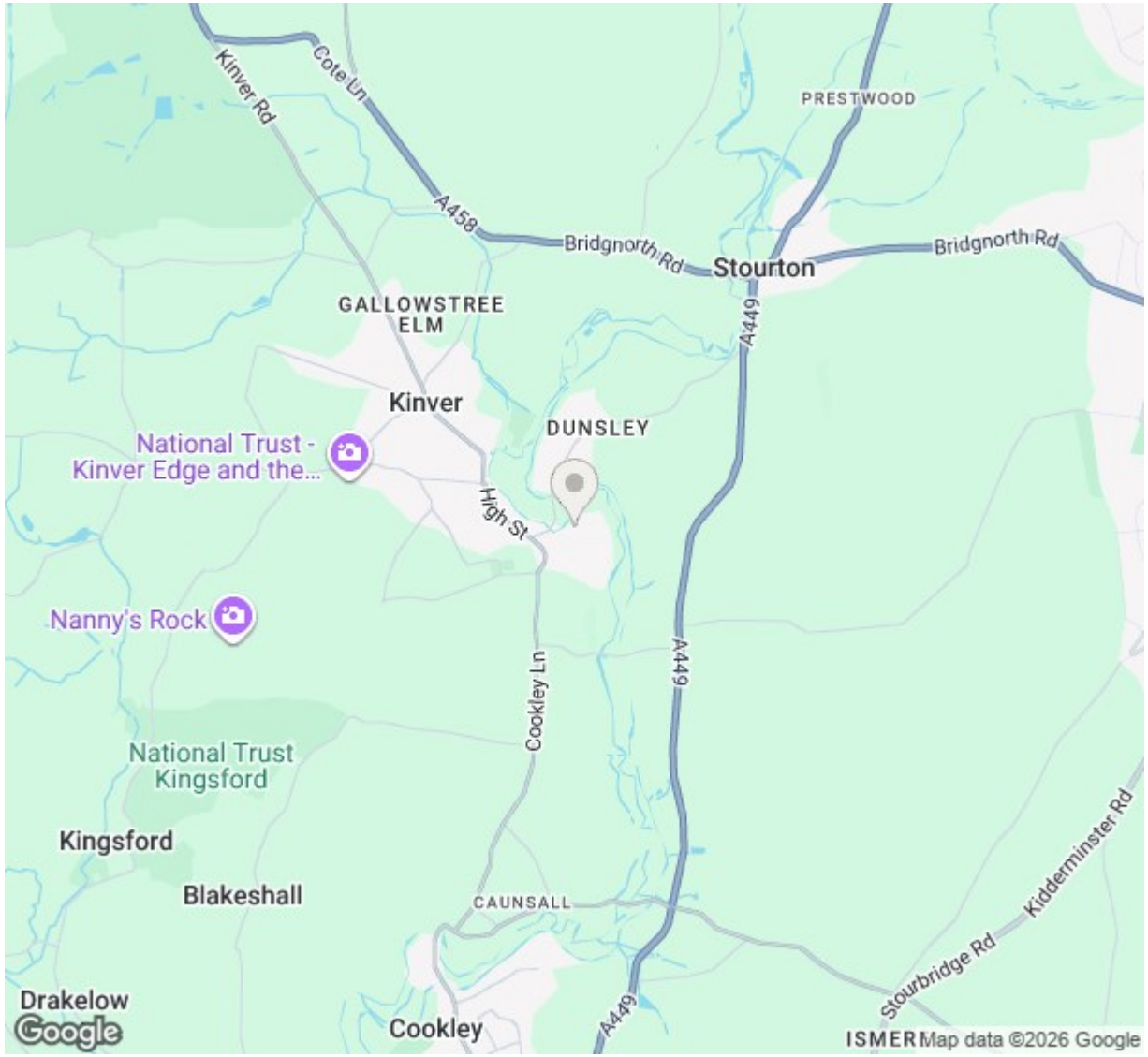











Kinver Rd
Cote Ln
A458
PRESTWOOD
Bridgnorth Rd
Stourton
Bridgnorth Rd
GALLOWSTREE ELM
A449
Kinver
DUNSLEY
National Trust - Kinver Edge and the...
High St
Nanny's Rock
Cookley Ln
A449
National Trust Kingsford
Kingsford
Blakeshall
CAUNSALL
Kidderminster Rd
Stourbridge Rd
Drakelow
Google
Cookley
A449
ISMER Map data ©2026 Google



















GROUND FLOOR

1ST FLOOR



3 ROCKMOUNT GARDENS, KINVER, DY7 6JT

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 ©2026







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**