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Sandstone Cottage Caunsall Road, Caunsall, Kidderminster, DY11
5YH

Built in place of the former Rock Tavern Pub, is a great opportunity to purchase this new build two-bedroom detached property benefiting from a 10 year ICW warranty. The home offers superb kitchen and bathroom fittings, an en suite to the principle bedroom, open plan living, a utility room and guest cloakroom. Further features include solar panels, an electric boiler, wooden flooring throughout the ground floor, with carpeted accommodation upstairs. The property enjoys an enclosed courtyard garden with brick walling and an additional stoned area, with two allocated parking spaces conveniently situated only 50 yards away.

Situated in the heart of the sought after Worcestershire hamlet of Caunsall, the property is surrounded by picturesque countryside, river and canal views to the front and offering rural charm and excellent nearby walks. The ever popular Anchor Inn, regarded as the heart of Caunsall, is close by and famously offers the best cobs in the area.

Kitchen [Open Plan]
10'8" x 9'8" (3.26 x 2.96)

Superb open plan kitchen offering various wall and base mounted units with complementary work surfaces, integrated appliances include, cooker, hob, fridge freezer and dishwasher. Featuring two double glazed windows with open countryside views, benefiting from radiator and useful cloaks cupboard, stairs rising to first floor. Recessed spot lights and numerous electric sockets.

Lounge [Open Plan]
14'0" x 13'8" (4.28 x 4.19)

Excellent open-plan lounge flowing from the kitchen, featuring bi-fold doors leading out to the patio area, further double glazed window, recessed spot lights , two radiators and numerous electric sockets.

Utility Room
6'5" x 4' 1" (1.97 x 1.25)

Having stowaway space for washing machine and tumble dryer and housing electric 14.4KW boiler. Recessed spot lights, numerous electric sockets.

Downstairs Cloakroom

Obscured double glazed window and having low flush wc, vanity unit with washbasin. Recessed spot lights.

Bedroom One
9'7" x 9'9" [min] 14' 10" [max] (2.93 x 2.99 [min] 4.54 [max])

Spacious master bedroom having two double glazed windows, radiator, central light and numerous electric sockets.



En Suite

Excellent en suite offering corner shower, low flush wc and vanity unit with sink, all of contemporary style, obscured double glazed window.

Bedroom Two
14' 1" x 7' 1" (4.30 x 2.18)

Good size bedroom having three double glazed window, radiator, central ceiling light point and numerous electric sockets.

House Bathroom

Superb fitted bathroom comprising a bath with shower over and shower screen, low flush wc, vanity unit with wash basin above, complemented by attractive tiling and flooring, spotlights, and ladder style radiator.

Outside

The property enjoys an enclosed courtyard garden with brick walling and an additional stoned area, sandstone caves giving further storage, with two allocated parking spaces conveniently situated around 50 yards away.

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.

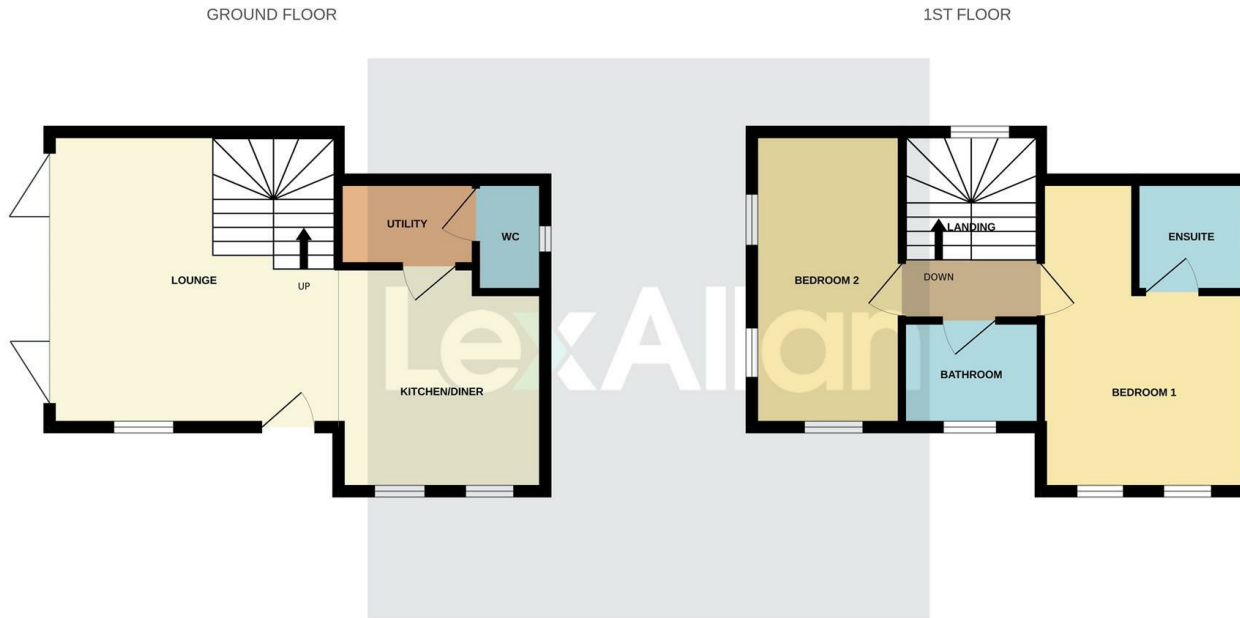
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

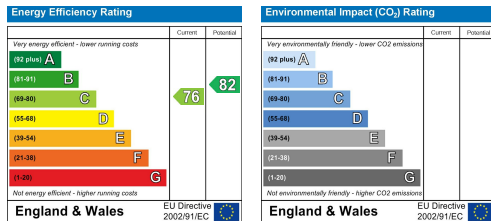
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

* £200 contribution is required per annum towards a sinking fund for maintaining driveway to parking spaces*





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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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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