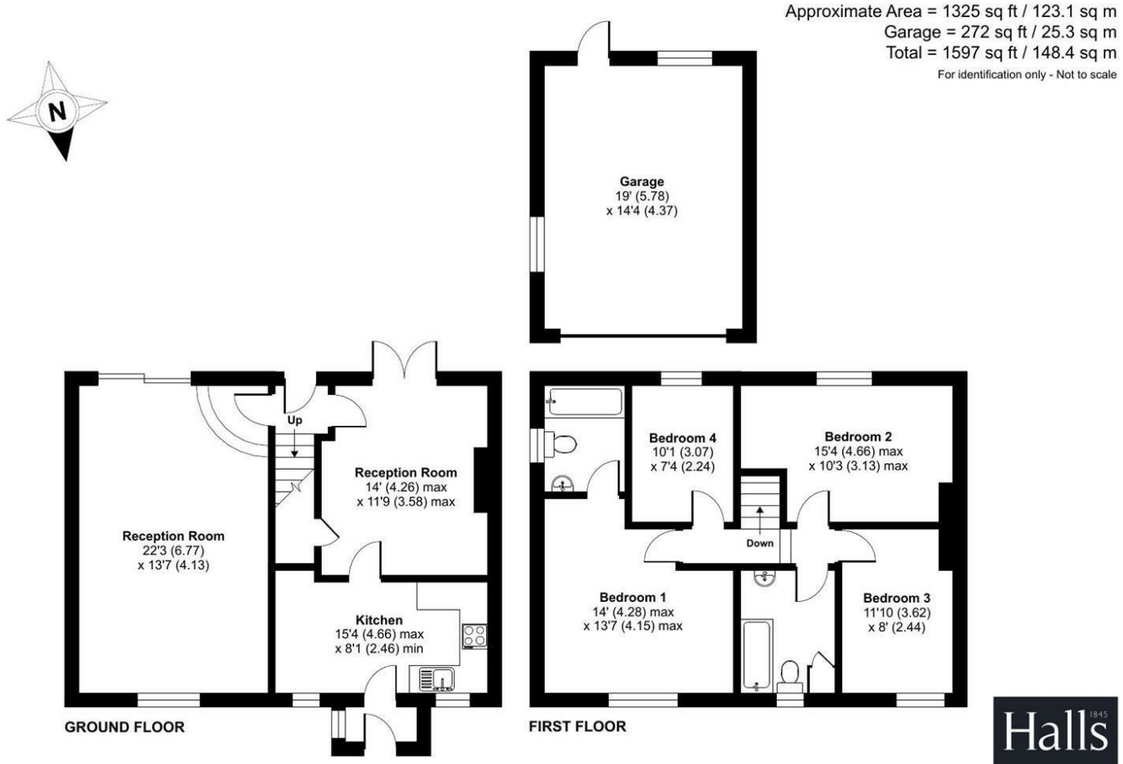
FOR SALE

13 Orchard Grove, Caunsall, Kidderminster, DY11 5YE

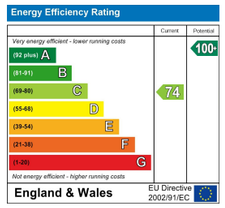
Approximate Area = 1325 sq ft / 123.1 sq m
Garage = 272 sq ft / 25.3 sq m
Total = 1597 sq ft / 148.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1514814

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com

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FOR SALE

Offers in the region of £480,000

13 Orchard Grove, Caunsall, Kidderminster, DY11 5YE

An attractive and substantial four-bedroom detached family home offering approximately 1,579 sq. ft. of accommodation, complemented by a detached garage, ample off-road parking and generous established gardens, situated in the popular semi-rural locality of Caunsall.

FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Substantial four-bedroom detached family home**
- **Two generous reception rooms**
- **Two bathrooms**
- **Detached garage and ample off-road parking**
- **Generous established rear garden**

Halls are delighted with instructions to offer Orchard Grove for sale by Private Treaty.

This attractive and substantial four-bedroom detached family home offers spacious and versatile accommodation, complemented by a detached garage, ample off-road parking and generous established gardens, all occupying a pleasant position within the popular semi-rural locality of Caunsall.

SITUATION
Orchard Grove occupies a pleasant position within the small semi-rural locality of Caunsall, conveniently positioned between the popular villages of Cookley and Kinver and within easy reach of Kidderminster.

The nearby village of Cookley provides a useful range of everyday amenities, whilst Kidderminster offers a more comprehensive selection of shops, supermarkets, leisure facilities and transport connections. The surrounding area is particularly attractive, with an abundance of countryside walks and outdoor pursuits readily accessible.

The property is also well placed for access to the wider road network, providing convenient connections towards Stourbridge, Birmingham and the wider West Midlands.

W3W
///certainly.rebounds.avocado

DIRECTIONS
From the agent's office on Franche Road, head north, taking the third exit at the roundabout onto Wolverley Road. At the next roundabout, take the third exit onto Wolverley Road before turning left onto Wolverhampton Road, then left again onto Castle Road. Merge onto Bridge Road before turning left onto Kinver Lane, then turn right onto Orchard Grove where the property will be on your right.

SCHOOLING
The property is well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include Cookley Sebright Primary School (with in walking distance) Offmore Primary School, Comberton Primary School and St Georges C of E Primary School, all serving the Kidderminster area and offering well-regarded primary education.

For secondary schooling, Wolverley High School (bus service available from Cookley) and Baxter College also offers a strong secondary option nearby, together with independent schooling available at Heathfield Knoll School and Nursery. Holy Trinity School provides an additional all-through option from Reception to Sixth Form. Bus services from Cookley are also available to Kinver High School.

PROPERTY
An attractive and substantial detached family home providing approximately 1,325 sq. ft. of internal accommodation, with the detached garage extending to approximately 272 sq. ft., giving an approximate total of 1,597 sq. ft.

The accommodation is arranged over two floors and provides an excellent balance of reception and bedroom space.

There are two reception rooms, a kitchen, four bedrooms and two bathrooms.

The property is principally accessed through a front entrance door which opens into the kitchen, fitted with a selection of base and wall units with work surfaces over and space for appliances and space for table and chairs.

From here, a door leads through to a particularly well-proportioned second reception room with french doors opening out to the garden.

The main reception room extends to approximately 23'3" in length and forms a particularly sociable heart to the home, with ample space for a variety of seating arrangements. Sliding doors open directly onto the rear garden, creating an excellent connection between the internal and external spaces.

Stairs rise to the first-floor landing, from where doors provide access to four well-proportioned bedrooms.

The principal bedroom is particularly generous, whilst the remaining bedrooms provide excellent flexibility for family living, guests or home working.

The bedrooms are served by two bathrooms.

The loft space is boarded and has the potential to be converted to another room subject to the relevant planning permission.

OUTSIDE
The property is approached over a substantial driveway, providing ample off-road parking and culminating at a useful detached garage, which extends to approximately 19' x 14'6".

To the rear, the property is complemented by a generous and established garden, providing an attractive setting and excellent space for outdoor dining, entertaining and family recreation.

Immediately adjoining the property is a paved seating area, beyond which the garden extends principally to lawn with an abundance of mature trees, shrubs and established planting.

The mature nature of the garden provides an excellent degree of greenery and creates a particularly pleasant backdrop to the property.

SERVICES
We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE
The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY
Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX
The property is being shown as being within council tax band A on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP