



**LexAllan**

local knowledge exceptional service

11 and Land The Crescent, Cookley, Kidderminster, DY10 3RY

Positioned on a generous corner plot, this impressive five bedroom detached family home offers spacious and versatile accommodation, complemented by an exceptional additional seven acres (approximately) of land located opposite the property with huge potential. The property has the option of being purchased without the land.

The house is approached via electric gates opening onto a large private driveway, providing ample parking and access to a double garage. Internally, the property is well laid out for modern family living, comprising two reception rooms, a spacious kitchen/diner, and a downstairs WC.

To the first floor are five well-proportioned bedrooms, including a superb spacious master suite with en suite shower room and walk-in wardrobe, along with a contemporary family bathroom.

Outside, the main plot offers excellent privacy and space, ideal for entertaining or family use, while the additional land opposite presents a rare opportunity for a variety of uses (subject to any necessary consents).

Set within the popular village of Cookley just outside Kidderminster, the property enjoys a balance of semi-rural surroundings with convenient access to local amenities and transport links, making this a unique and highly desirable home.

#### Approach

Electric gates with secure intercom system gives access to driveway offering parking for a large number of cars and shed.

#### Hallway

Door to front, stairs and doors off.

#### Lounge

15' 5" x 19' 8"

Double glazed window to rear, French doors to side patio, wood burner and central heating radiator.

#### Study/Dining Room

12' 5" x 9' 10"

Double glazed window to front, feature fire place and central heating radiator.



#### Kitchen/Diner

20' 11" x 9' 2" min 12' 9" max

Double glazed window to rear, French doors to garden, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated microwave, oven, fridge, space and plumbing for dishwasher, central heating radiator, tiled splash backs and cupboard off housing combi boiler.

#### Inner Hall

Central heating radiator, cupboard off with space and plumbing for washing machine.

#### WC

WC, double glazed window to front, central heating radiator, wash hand basin, tiled splash backs and extractor fan.

#### Garage

22' 3" x 18' 0"

Double glazed window and door to rear and main garage door to front.

#### Landing

Central heating radiator, double glazed window to rear, access to loft and doors off.

#### Bedroom One

21' 11" x 11' 9"

Double glazed window to front and side, central heating radiator and walk in wardrobe off.

#### En suite

Shower, double glazed window to rear, wash hand basin with mixer tap, WC, extractor fan, tiled walls and central heating radiator.

#### Bedroom Two

12' 9" x 11' 5"

Double glazed window to rear and side, central heating radiator and fitted wardrobe.

#### Bedroom Three

10' 2" x 10' 9"

Double glazed window to front, fitted wardrobes and central heating radiator.

#### Bedroom Four

9' 6" x 9' 10"

Double glazed window to front and central heating radiator.

#### Bedroom Five

7' 10" x 10' 2"

Double glazed window to front and central heating radiator.

#### House Bathroom

Double glazed window to rear, bath with mixer tap, wash hand basin with mixer tap, WC, shower, central heating radiator, tiled walls and extractor fan.

#### Garden

Patio area, extensive lawn, flower beds and surrounded by mature shrubs, trees and fencing to enclose.



### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase. 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

### 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.

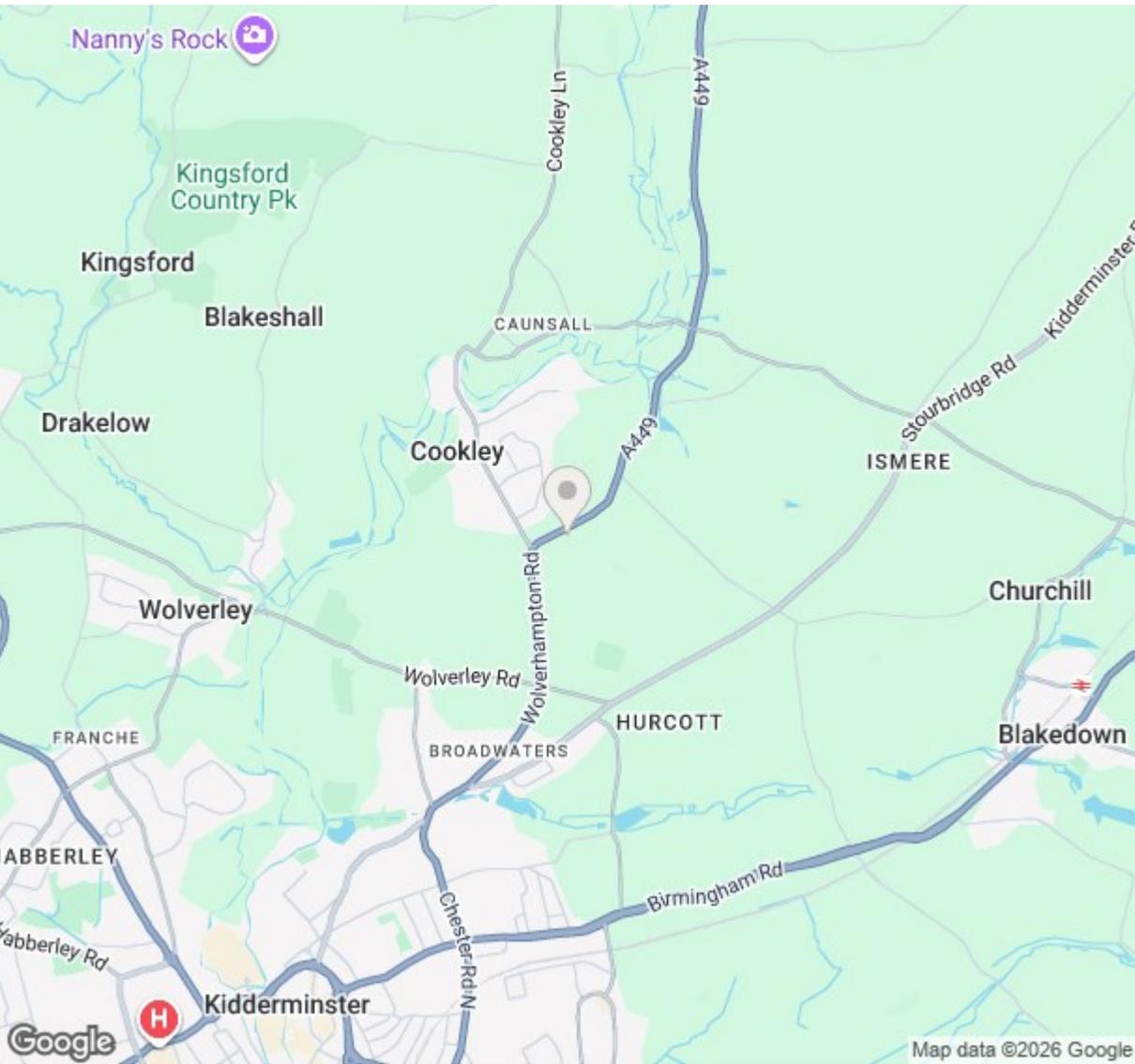
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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









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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

**LexAllan**

local knowledge exceptional service