



Tavern Cottage Caunsall Road, Cookley DY11 5YH



Built in place of the former Rock Tavern Pub, is a great opportunity to rent this new build three-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 around 50 yards away.

Situated in the heart of the sought after Worcestershire hamlet of Causall, the property is surrounded by

**Kitchen Dining Area [ Open Plan ] 18'0" x 10'0" (5.50 x 3.07)**

Superb open plan kitchen with defined dining area, having 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 two radiators and useful cloaks cupboard, stairs rising to first floor. Recessed spot lights and numerous electric sockets.

**Lounge [ Open Plan ] 14'1" x 14'1" (4.30 x 4.30)**

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

**Utility 8'9" x 6'0" (2.69 x 1.83)**

Having various base units and 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 12'4" x 10'7" (3.78 x 3.25)**

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

**En Suite**

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

**Bedroom Two 10'3" x 8'6" (3.13 x 2.60)**

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

**Bedroom Three 10'7" x 6'11" (3.24 x 2.12)**

Double glazed window, central 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, an additional stoned area, sandstone caves giving additional storage, with two allocated parking spaces conveniently situated around 50 yards away.

**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.

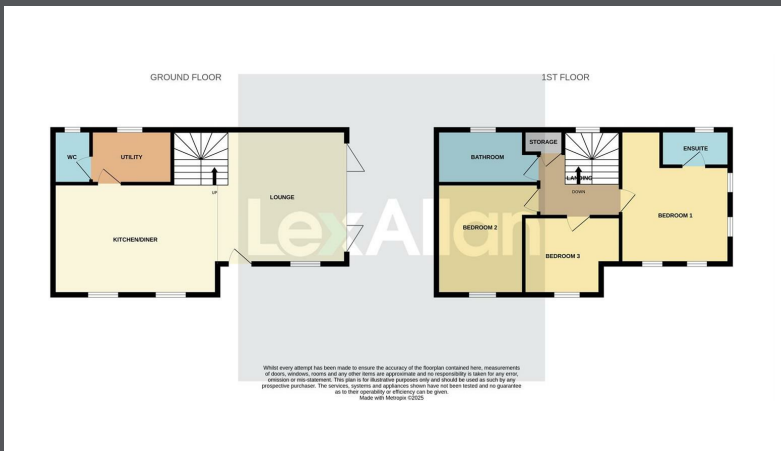
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

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



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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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