



## 36 Rectory Lane

Rock, DY14 9RS

Andrew Grant

# 36 Rectory Lane

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**4 Bedrooms   1 Bathroom   2 Reception Rooms**

Generous four-bedroom semi-detached home with potential, long garden backing onto fields, side driveway for parking and scope for transformation.

- Substantial four-bedroom semi-detached property offering two reception rooms and four good sized bedrooms
- Fantastic opportunity to renovate and reconfigure a generous family layout with character features and storage
- Extensive rear garden extends to lawn with fenced boundaries, hedging and open views across adjoining farmland
- Hardstanding driveway at the side provides off road parking and leads to useful outbuildings and stores
- Peaceful semi-rural setting on Rectory Lane in Rock, convenient for nearby villages and road links to Kidderminster

Set along Rectory Lane in the village of Rock, this semi-detached home offers a generous footprint across two floors. The ground floor provides a living room spanning the depth of the house, an adjoining dining room and a kitchen with two handy stores. Four bedrooms and a bathroom sit above. Outside, the property enjoys an extensive rear garden backing onto fields, while the side driveway gives parking and access to outbuildings. Although requiring comprehensive modernisation, the house presents an exceptional opportunity to create a spacious family home in a semi-rural location.

**1176 sq ft (109.3 sq m)**





## The kitchen

The heart of daily life features fitted base and wall cabinets and runs of worktop incorporating a freestanding oven. A stainless-steel sink sits beneath a rear-facing window with tiled splashback. Two store cupboards adjoin the space and a door links to the hall, ensuring practical circulation.



## The dining room

As a dedicated space for family meals, the dining room benefits from a wide front-facing window that floods the room with daylight. A covered chimney breast provides a natural focal point for a future fireplace. The room connects neatly with the hall and lies adjacent to the kitchen for ease of service.



## The living room

Serving as the primary reception space, the living room spans the depth of the house to provide a generous area for relaxation. A boarded fireplace offers potential and a broad window frames views across the front garden, while a second window and door to the hall enhance the flow.





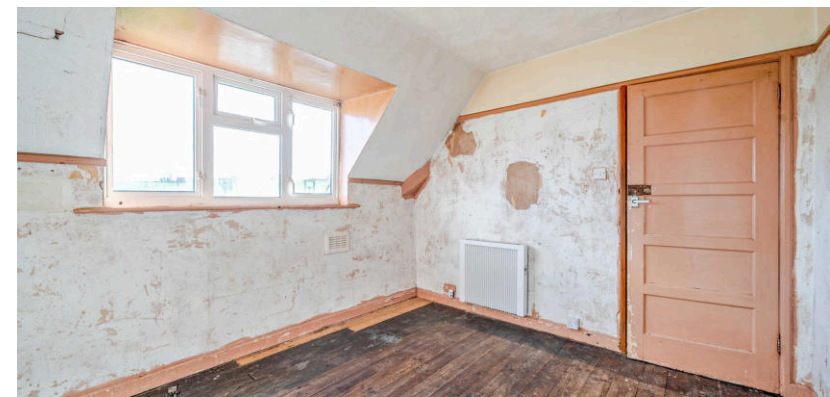
## The primary bedroom

The primary bedroom enjoys the largest proportions on the first floor and features a characterful sloping ceiling. A deep-set triple-casement window looks over the frontage, with the room being convenient for both the landing and bathroom.



## The second bedroom

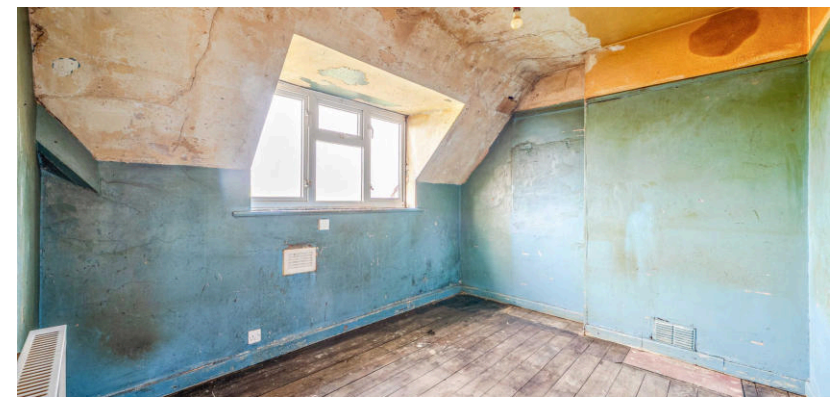
The second bedroom is well sized for double occupancy, with a dormer window set into the roofline offering far-reaching views and a deep windowsill. Exposed floorboards add warmth and the sloping ceiling creates a cosy corner for a desk or seating. Lying opposite the landing, it is within easy reach of the bathroom.





## The third bedroom

The third bedroom provides a versatile single or study, distinguished by its angled ceiling and recessed window set beneath the eaves. Space is available for shelving or storage, and the proportions allow practical everyday use.





## The fourth bedroom

The fourth bedroom occupies a corner position and would suit use as a family or guest bedroom or home office. A built in corner cupboard provides integrated storage, while a window frames views across the adjoining fields. The sloping ceiling and timber floorboards define the character of this versatile space.





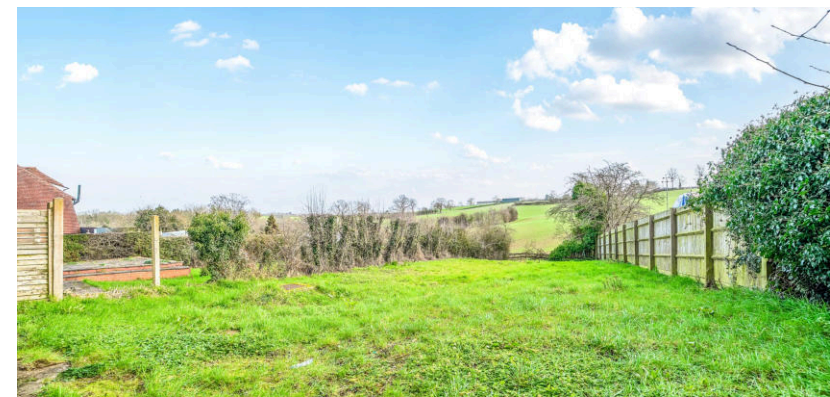
## The bathroom

The bathroom is fitted with suite comprising a panelled bath with an electric shower above, a pedestal wash basin and a WC. Tiled walls around the bath make for easy maintenance and a window provides natural light and ventilation. An extractor vent supplements airflow and helps to keep the space fresh.



## The garden

The rear garden is a standout feature, stretching to an impressive length and mainly laid to lawn. Fenced and hedged boundaries enclose the space, while established shrubs border the lawn. Near the house is a paved terrace and timber outbuilding, and beyond the lawn open fields create an uninterrupted rural backdrop. There is ample scope for landscaping or a vegetable plot.







## The driveway and parking

A gravel and paved driveway flanks the side of the house, providing off-road parking for multiple vehicles and access to the rear. The front garden is laid to lawn with hedging and a central path to the front door.

## Location

Rectory Lane forms part of the small rural village of Rock, set amid rolling Worcestershire countryside yet within easy reach of Kidderminster and Bewdley. The area is characterised by farmland, woodland and quiet lanes, offering a peaceful environment and opportunities for walking, cycling and outdoor recreation. Local amenities include village shops, pubs and a primary school in nearby settlements, while wider services, supermarkets and secondary schools are found in neighbouring towns. Road links via the A456 provide convenient access to Worcester, Birmingham and the wider Midlands.

## Services

Services are TBC.

Broadband: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band C.



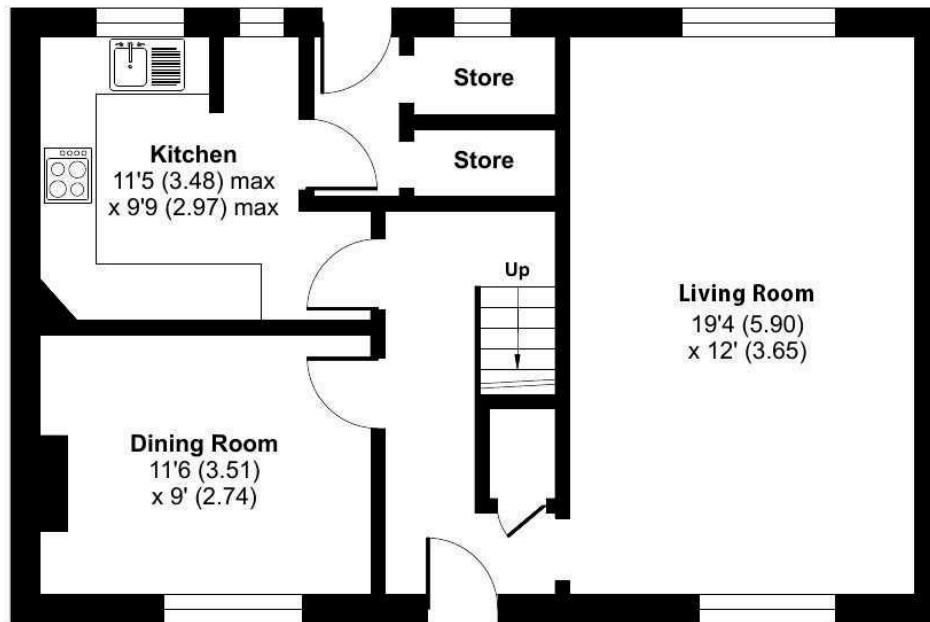
# Rectory Lane, Kidderminster, DY14

Approximate Area = 1176 sq ft / 109.3 sq m

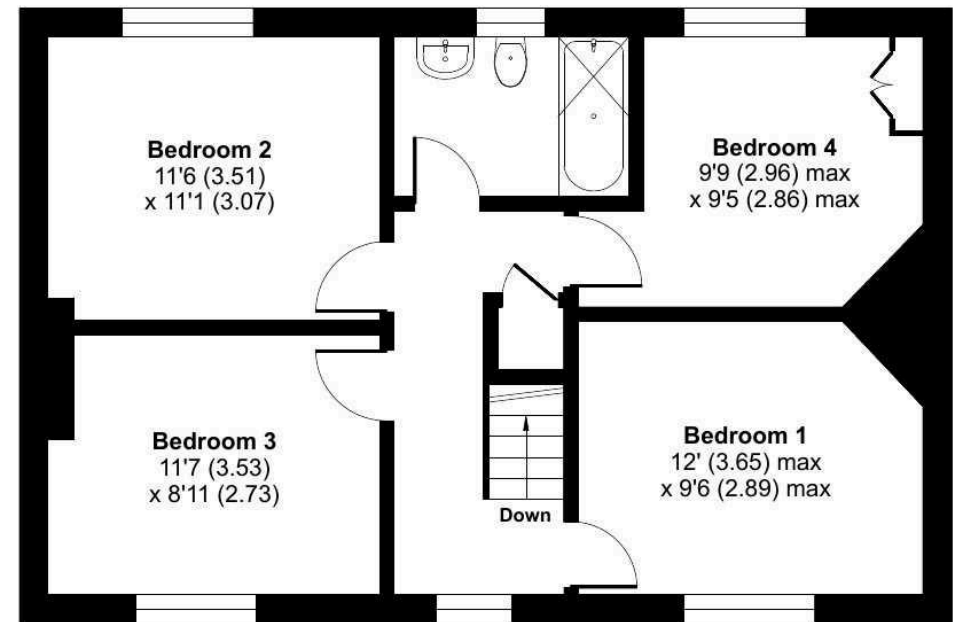
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1419448



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