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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" (4.28x4.19)**

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 ] (2.93x2.99 [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.

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\*



GROUND FLOOR

1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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  
01384 379450  
www.lexallan.co.uk

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