



17, Caunsall Road, Caunsall, DY11 5YB

A delightful, extended and versatile three bedroom semi detached cottage in this glorious village setting taking full advantage of a splendid and generous plot.

Guide Price £225,000



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ENTRANCE HALL

FRONT LOUNGE 13' 11 x 12' 0 (4.24m x 3.66m)



REAR DINING KITCHEN 15' 5 x 8' 0 (4.70m x 2.44m)



CONSERVATORY LOBBY



EXTENDED OFFICE/PLAYROOM/BED 4 14' 5 x 10' 4 (4.39m x 3.15m)



GOOD UTILITY ROOM 14' 9 x 10' 2 max (4.50m x 3.10m max)



FITTED CLOAKS

BEDROOM 1 FRONT 12' 0 x 10' 3 (3.66m x 3.12m)



BEDROOM 2 THROUGH 12' 10x9' 6 (3.91m x 2.90m)



BEDROOM 3 REAR 11' 10x8' 1 (3.61m x 2.46m)



SPACIOUS WHITE BATHROOM



HUGE BLOCK PAVED DRIVEWAY

INTEGRATED GARAGE 17' 9x9' 7 9 min 7' 1 (5.41m x 2.92m 2.74m min 2.16m)

REAR GARDEN



RANGE OF OUTHOUSES

DESCRIPTION

The Property

A delightful extended semi detached cottage set well back from the roadside behind an impressive block paved driveway and standing on an unusually generous plot. Dating from the 1930's, the house has been carefully extended over recent years providing a particularly versatile three or four bedroom family layout on the fringes of Caunsall and Cookley.

A front doors opens to an entrance hall which in turn leads to the very pleasant front lounge complete with open double glazed views to the front and useful understair storage off. The rear dining kitchen has plenty of base and wall storage together with integrated appliances including an AEG electric oven, gas hob and Zanussi extractor hood. The adjoining dining area has plenty of space for a table. A small conservatory lobby connects to the multi functional extended home office /playroom or 4th bedroom - a great space with many uses as well as French door to garden and UPVC side door. The adjacent utility room has plenty of space and also plays host to a fitted cloakroom. On the first floor are three excellent bedrooms two with far flung views to the front as well a contemporary house bathroom in white.

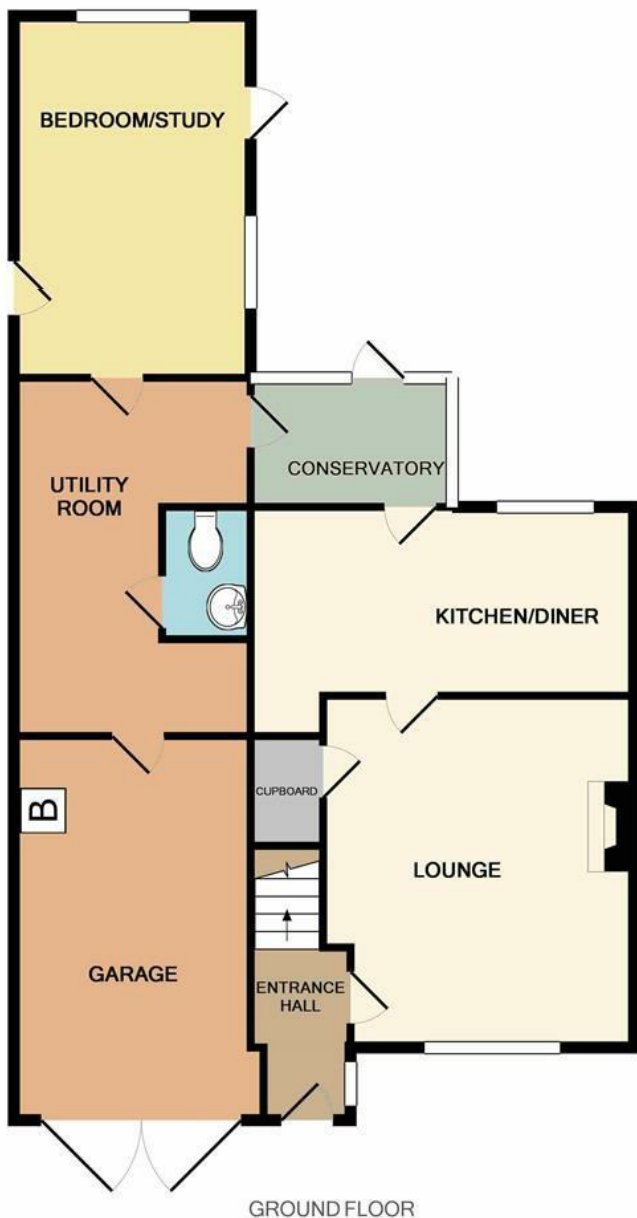
Outside, the block paved driveway offers unrivalled parking for numerous cars. The garage houses a Vokera gas combination boiler, a water point and trip fuses. Mature rear gardens have patio, a short flight of steps to a large lawn and plenty of greenery. Two brick outhouses provide useful storage and a WWII air raid shelter remains shared with the neighbouring property

Note. An electricity telegraph pole is located to the side of the property, but we are advised it will be removed and cables laid underground in the future.

The Location.

Caunsall and Cookley are two connecting North Worcestershire villages situated off the A449 between Stourbridge and Kidderminster . They offer a semi rural retreat with all the advantages of easy access to community amenities such as day to day shops, public transport and schools. A number of excellent local pubs straddle the villages including the Eagle & Spur in Cookley and the legendary Anchor in Caunsall. The canal network winds through the villages and a number of small lanes and bridleways give easy access to walkers, cyclists and horse riders. The Black Country, Worcester, Birmingham

and the Midland motorway network are all easily accessible.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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