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Rock Cottage Sladd Lane, Wolverley, Kidderminster, DY11 5TE

Welcome to Rock Cottage, a charming family home offering the perfect blend of period character, stylish modern interiors and countryside tranquillity. Set on a generous plot, this unique property boasts wraparound landscaped gardens, original features throughout, and a delightful rock built outhouse.

The accommodation comprises a welcoming entrance hallway with downstairs WC, a generous kitchen/diner with integrated appliances and woodland views, and a spacious living room featuring original character and a wood-burning stove. There are three well proportioned bedrooms, with the principal bedroom benefiting from built in storage, alongside a stylish modern bathroom with walk in shower. Outside, the wraparound landscaped gardens provide an exceptional space for entertaining and relaxing, enjoying privacy and beautiful surrounding views. A substantial gated driveway offers secure off road parking for multiple vehicles along with double garage.

Ideally positioned within a desirable school catchment, and just a short drive from Kidderminster and Bewdley, Rock Cottage offers a rare opportunity to enjoy a peaceful countryside setting without compromising on convenience.

A truly special home with character, privacy and an enviable setting, early viewing is highly recommended. Marketed by Lex Allan Collection.

Approach

Gated extensive gravelled drive provides ample off road parking with steps leading down to allow access to the cottage.

Entrance Hall

Doors off to all ground floor accommodation, central heated radiator, tiled flooring through.

Lounge

18'9" x 10'7" (5.74 x 3.25)

Log burner with exposed brick inset, stairs rise to the first floor, central heated radiator, French doors open into the garden with double glazed window to rear.

Kitchen/Diner

19'5" x 9'11" (5.94 x 3.03)

Open planned space which is the true heart of the home, variety of wall & base units, double electric oven with hob & extractor over, ceramic sink with mixer tap, plumbing for washer & dryer, tiled flooring through, central heated radiator, dual aspect double glazed windows, stable door opening to the garden.



Guest W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.

Landing

Bright & airy landing with doors off to all first floor accommodation, double glazed window to front, central heated radiator.

Bedroom 1

13'9" x 9'10" (4.21 x 3.00)

Built in wardrobes, double glazed window to rear, central heated radiator.

Bedroom 2

9'1" x 8'1" (2.78 x 2.47)

Double glazed window to rear, central heated radiator.

Bedroom 3

7'11" x 7'8" (2.42 x 2.34)

Double glazed window to rear, central heated radiator.

Bathroom

Bath, large walk in shower, wash hand basin, w.c, floor to ceiling tiled, double glazed window to front, airing cupboard.

Double Garage

Two double doors to front with power & lighting.

The Outside

A private & peaceful garden with tidy patio area ideal for those summer evenings spent with friends & family, two lawn areas to either side of the cottage can be found along with a very unique rock house. Steps lead up to the gravelled drive.

Agents Note

The owner works with the Lex Allan Group.

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.



Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
	102+ (A)	102+ (A)	
	81-101 (B)	81-101 (B)	
	61-80 (C)	61-80 (C)	
	41-60 (D)	41-60 (D)	
	21-40 (E)	21-40 (E)	
	1-20 (F)	1-20 (F)	
	0-20 (G)	0-20 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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.

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