



**RE/MAX**  
Prime Estates



**21 Caunsall Road, Kidderminster, DY11 5YB**  
**Asking price £240,000**

Nestled in the charming village of Caunsall, Kidderminster, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation for modern living.

The house is in need of modernisation, allowing you to personalise the space to your taste and style. Whether you envision a contemporary open-plan layout or a more traditional design, the potential is vast. The bathroom, while functional, also offers the chance for a fresh update to suit your preferences.

One of the key advantages of this property is that it is offered with no onward chain, making the buying process smoother and more straightforward. This is particularly appealing for first-time buyers or those looking to downsize, as it allows for a quicker transition into your new home.

Situated in a popular village location, you will enjoy the tranquillity of rural living while still being within easy reach of local amenities and transport links. The community atmosphere in Caunsall is inviting, making it an ideal place for families or individuals seeking a peaceful lifestyle.

In summary, this semi-detached house on Caunsall Road is a fantastic opportunity for anyone looking to invest in a property with great potential. With a little vision and effort, you can transform this house into a beautiful home that reflects your personal style. Don't miss out on the chance to make this property your own.

Approach



Bathroom



Entrance Hall

Lounge



Bedroom one



Bedroom two



Kitchen



### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

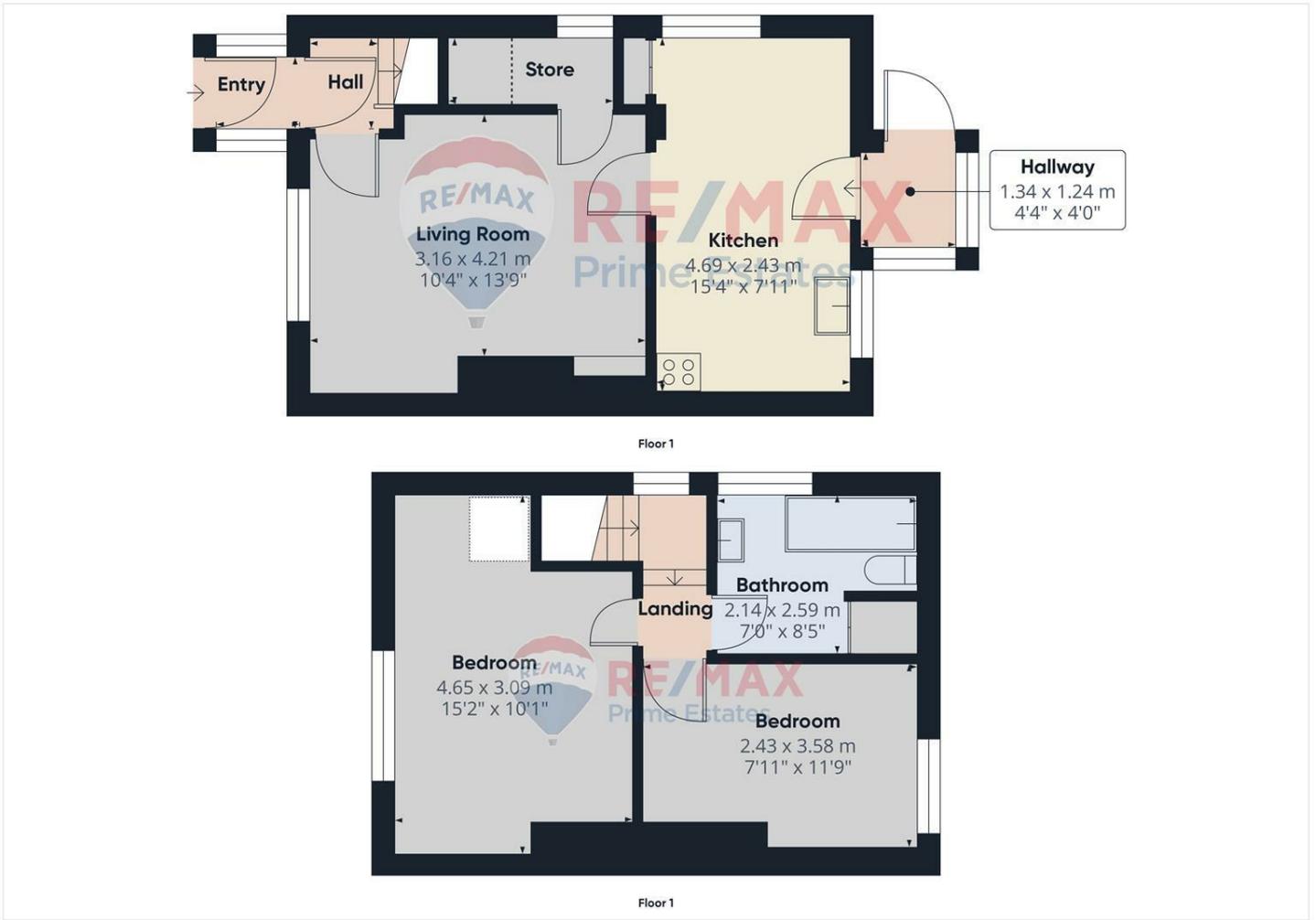
We are happy to provide further details on referral arrangements upon request.

#### [Money Laundering Regulation](#)

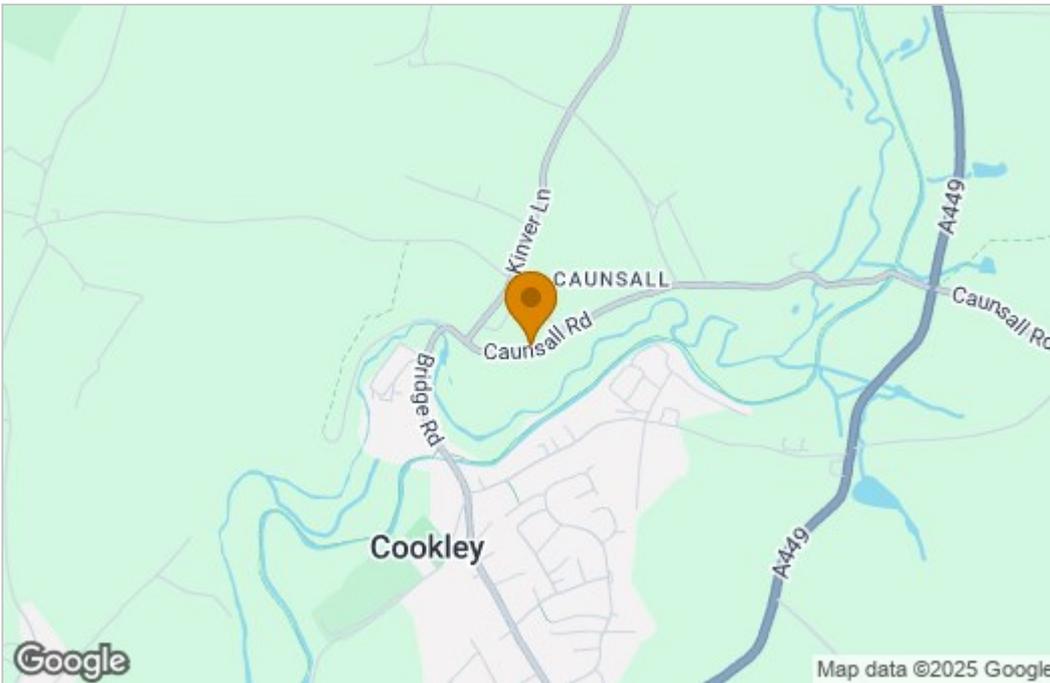
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

# Floor Plan



# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.