



# 30 Westley Court

AUSTCLIFFE LANE, COOKLEY, KIDDERMINSTER DY10 3RT

**David Jones**  
The **North Worcestershire** Property Expert





---

**A beautifully positioned two bedroom ground floor retirement apartment for over-50s with lovely country views and overlooking the Staffs-Worcs Canal between Cookley & Caunsall.**

---

**Property at a glance**

Westley Court is a prestigious development of luxury retirement apartments situated on the outskirts of the village of Cookley, just two miles north of Kidderminster and within easy reach of Stourbridge five miles away.

Surrounded by glorious countryside and set in well kept communal gardens of around 4 acres, Westley Court has very much the feel of a hotel, with 24 hour reception desk, residents lounge bar and an active residents' social committee which organises a wide variety of hobbies and interests for anyone wishing to take part. Each apartment has a private parking space, in addition to which there is also a separate visitors' car park.





The apartment is accessed on the ground floor, with no stairs or lifts involved, and occupies a prime position with views from the living room over the Staffs-Worcs Canal, with boats passing by and more general views from both bedrooms across the surrounding countryside.

The living room has sliding patio doors to the rear with a Juliet balcony and Adam-style feature fireplace suitable for electric fire.

Glazed double doors open through from the lounge into the kitchen area, fitted with a modern range of cream wall & base cabinets with complementary work surfaces including breakfast bar. Integral appliances include a Bosch electric oven/ grill, four ring ceramic hob and washing machine, with space for a freestanding fridge/ freezer.

The master bedroom also has sliding patio doors with a Juliet balcony, featuring fitted double wardrobe and an en-suite shower room with large cubicle plus vanity unit incorporating hand basin and Geberit Aquaclean shower/toilet.

The second bedroom also has a fitted double wardrobe, and could also make a dedicated dining room or study in accordance with individual preference.



There is also a principal bathroom off the hallway, with wood effect flooring, vanity unit with plentiful cabinet space, inset hand basin & wc, plus panelled bath with mixer shower above.

“The spacious master bedroom features a luxurious en-suite shower room and views over open countryside”

---

---

## The Seller's View

---

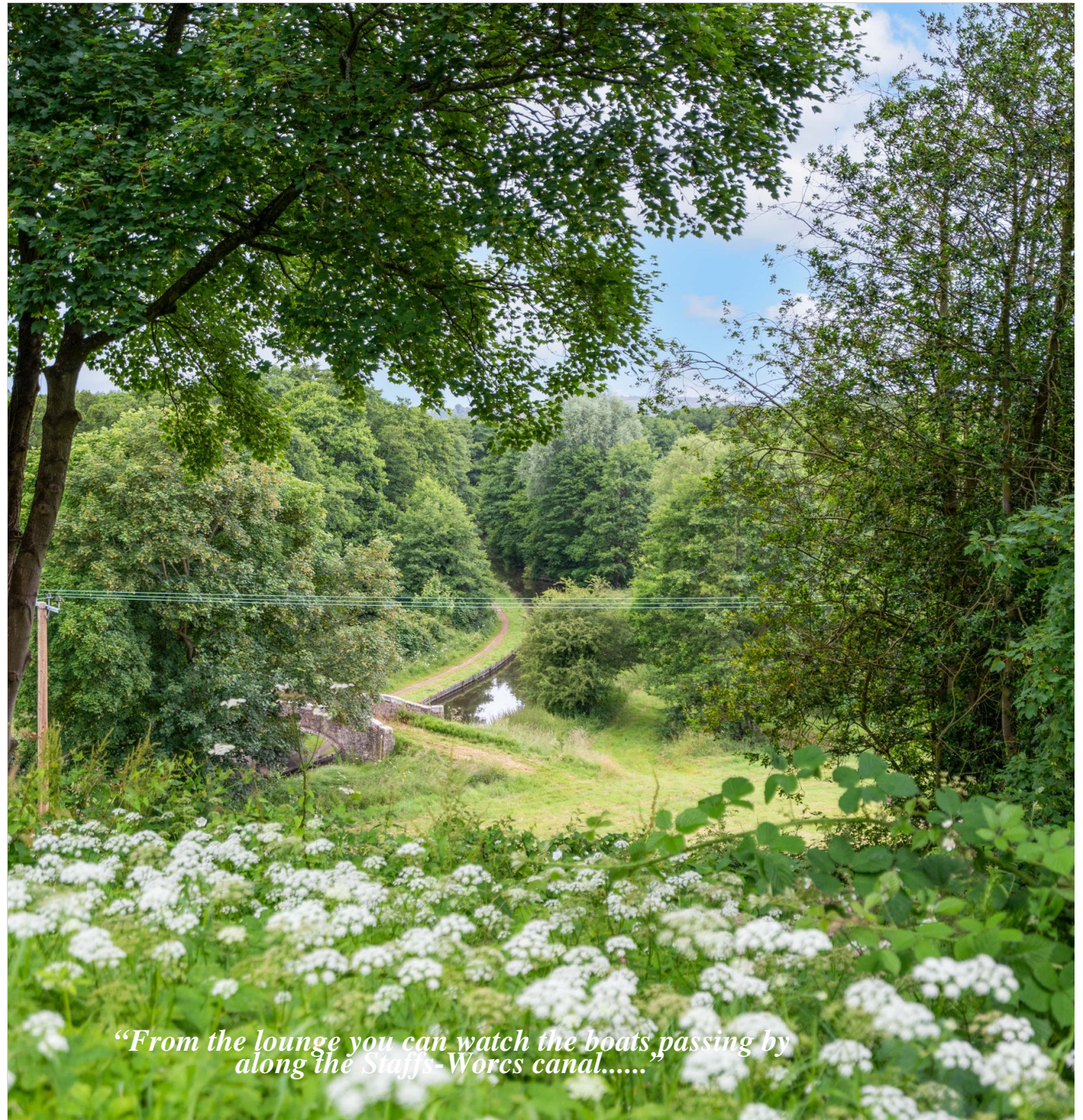
*"My aunt loved her apartment after moving to Westley Court a few years ago.*

*The setting is spectacular, and she was delighted to find an apartment with such wonderful views.*

*The scenery is ever changing throughout the seasons, and from the lounge window it's lovely to watch the boats passing by on the canal.*

*The nice thing about Westley Court is the fact that you can socialise with the other residents as much or as little as you want to.*

*It really was the perfect choice for her".*



*"From the lounge you can watch the boats passing by along the Staffs-Worcs canal....."*

**Tenure**

Leasehold for a period of 199 years from 25/12/1989

**Service Charge**

Currently £581 per calendar month (£6972 pa) to include water supply plus buildings insurance.

**Services**

Mains electricity, water & drainage are all connected.

**Heating & Glazing**

Electric radiator heating.  
All windows are double glazed.

**Local Authority**

Wyre Forest District Council

**Council Tax**

Band E.

**Mobile Coverage**

4G coverage is available in the area - please check with your provider.

**Broadband Availability**

Superfast broadband is available in the area.

**Estate Agent Contact Details**

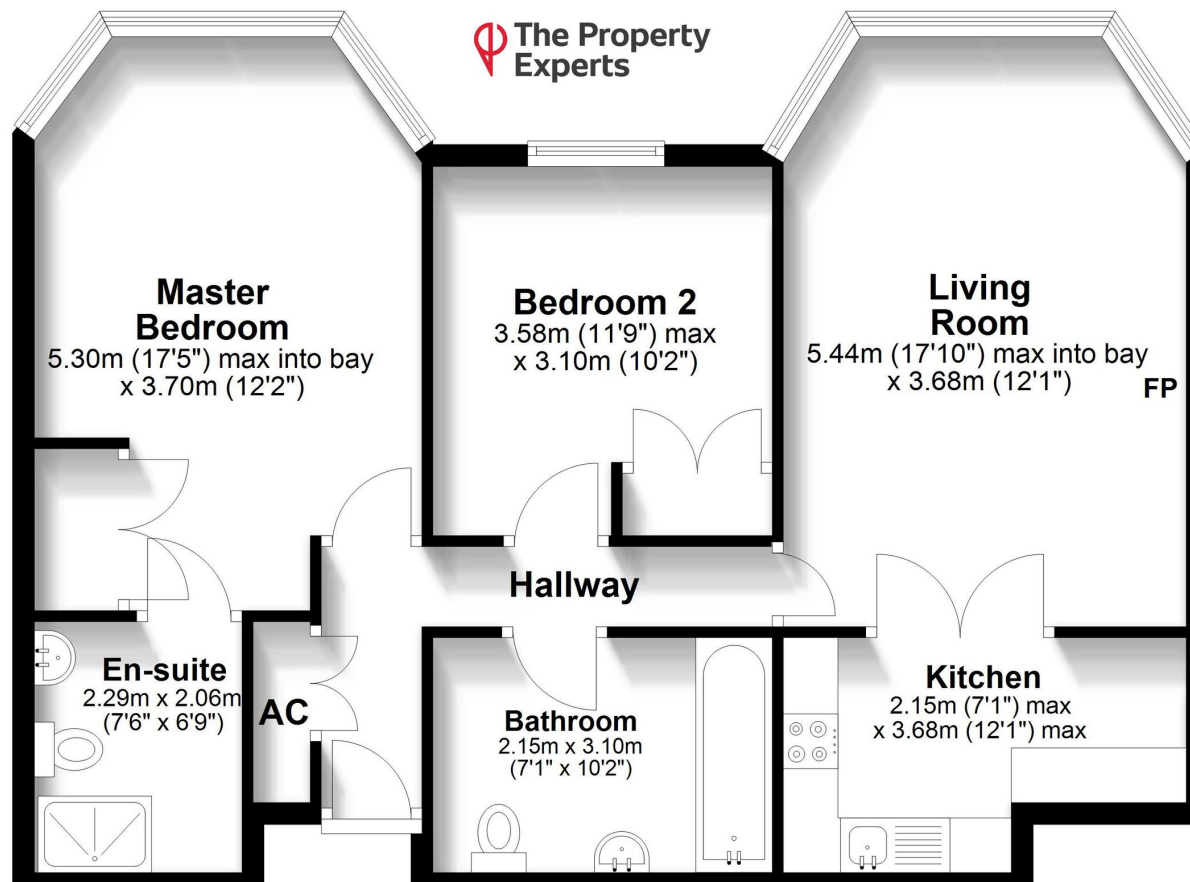
David Jones 01562 546606 / 07958 915717  
david.jones@thepropertyexperts.co.uk

**Amenties/Distances**

- Cookley Village Centre 0.7 mile
- Kidderminster Railway Station 3.4 miles
- Kidderminster Hospital 3.7 miles
- Stourbridge Town Centre 5.5 miles
- Mery Hill Shopping Centre 7.6 miles
- Birmingham City Centre 16 miles
- Birmingham Airport 31 miles

**Ground Floor**

Approx. 73.0 sq. metres (785.6 sq. feet)



**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Very energy efficient - lower running costs		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

---

# About the Area

---

## Cookley

The village of Cookley is situated just a few minutes drive from the nearby town of Kidderminster, providing a rural setting with an excellent range of facilities.

Amenities include a primary school, late night convenience store, doctors surgery, fast food takeaways, two village pubs and a thriving community sports & social club with playing fields.

The River Stour and Staffs-Worcs Canal both run through the village, which is surrounded by picturesque unspoiled countryside.

The location is highly convenient for commuters to all regional commercial centres.



---

## Kidderminster

A wider range of amenities can be found in Kidderminster, including larger supermarket stores, retail parks, hospital, banks, college and railway station providing a regular service between Worcester and Birmingham.

The famous Severn Valley steam railway line begins at Kidderminster, passing the West Midlands Safari Park and Georgian riverside town of Bewdley before following the River Severn through glorious countryside to Bridgnorth.



---

# David Jones

The **North Worcestershire** Property Expert

📞 01562 546606

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [david.jones@thepropertyexperts.co.uk](mailto:david.jones@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”*

*Mr B Gittins*



Scan QR code  
to follow me on  
social media

