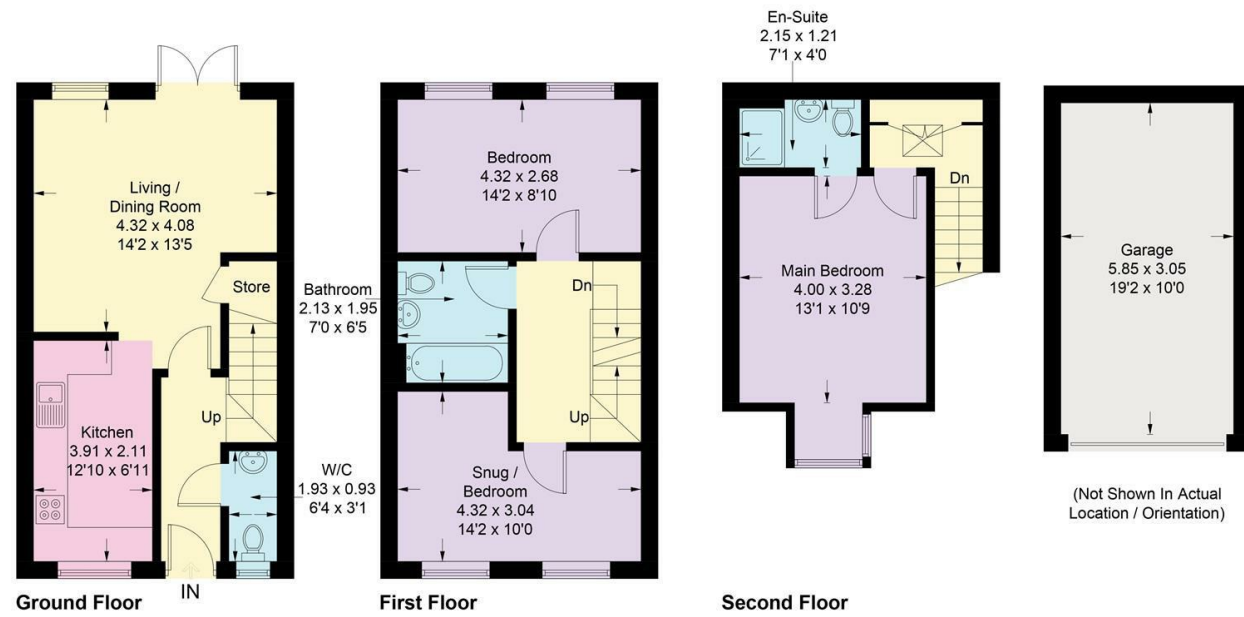


FOR SALE

24 Lea Castle Drive, Cookley, Kidderminster, DY10 3FB



24 Lea Castle Drive, Cookley
Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
Garage= 17.8 sq m / 191 sq ft
Total = 110.3 sq m / 1187 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

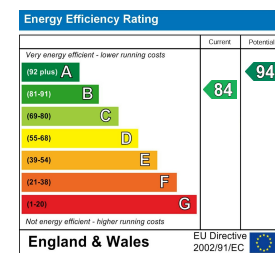
Offers In Excess Of £280,000

24 Lea Castle Drive, Cookley, Kidderminster, DY10 3FB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

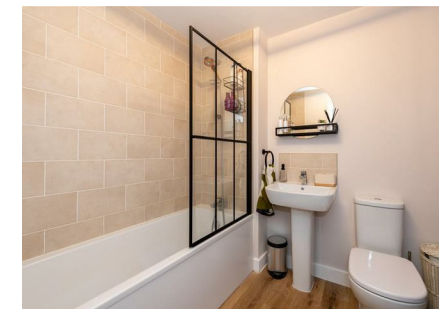


A beautifully presented, low maintenance modern 3 bedroom semi-detached home in this sought after residential development. There is a driveway providing off road parking with a fitted electric car charging point and garage. This attractive home is conveniently situated in modern rural development. Viewing Highly Recommended



01562 820 880

Kidderminster Sales
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)

Cookley 1.5 miles Bewdley 6 miles, Worcester 16 miles, Birmingham 17 miles, M5 Motorway

J5 16 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Immaculate Semi-Detached House
- Beautifully Presented & Contemporary Design
- 3 Bedrooms & 2 Bathrooms
- Spacious Rear Lounge Diner
- Fitted Kitchen & Ground Floor Cloakroom
- Private Low Maintenance Gardens
- Garage & Parking with Electric Car Charger
- Attractive & Convenient Residential Location

INTRODUCTION

A beautifully presented, low maintenance modern semi-detached home in this sought after residential development, offering three bedrooms and two modern fitted bathrooms with a fully fitted contemporary kitchen, and a lounge diner overlooking the private rear garden. There is a driveway providing off road parking with a fitted electric car charging point and garage. This attractive home is conveniently situated in modern rural development. Viewing Highly Recommended.

FULL DETAILS

This attractive new residential development offers plenty of green space with an attractive children's play park area.

The property is approached over a tarmac driveway with a paved pathway leading to a canopy porch entrance with external courtesy lighting into the main reception hall.

RECEPTION HALL

With radiator, ceiling mounted light fitting, power points, turning staircase to the first floor, access to the rear lounge diner and the ground floor cloakroom.

CLOAKROOM

Being beautifully presented with a white suite of low level close coupled WC, pedestal wash hand basin, tiled splash back and stainless steel mixer tap. There is a radiator, ceiling mounted light fitting, extractor fan and UPVC double glazed window to the front aspect.

LOUNGE DINER

Situated to the rear of the property, benefitting from French doors and UPVC double glazed window overlooking and accessing the attractive, private and secure rear garden. There are power points, TV aerial point, three ceiling mounted light fittings, two radiators, useful fitted walk in understairs storage cupboard, plenty of space for dining table and chairs and access through to the contemporary fitted kitchen.

KITCHEN

Being beautifully presented, with a range of rolled top work surfaces with inset sink, single drainer and mixer tap. There are base and eye level units with integrated dishwasher, washer dryer, larder style fridge freezer, 'Hoover' induction four ring hob with stainless steel extractor hood over and 'Indesit' oven. There are power points, radiator, ceiling mounted light fitting and UPVC double glazed window to the front aspect.

FIRST FLOOR LANDING

Being spacious with radiator, ceiling mounted light fitting, turning staircase to the second floor accommodation and access to the first floor accommodation comprising two generous double bedrooms and a family bathroom.

BEDROOM ONE

Situated to the rear this beautifully presented double bedroom, currently used as a dressing room with two UPVC double glazed windows overlooking the attractive rear garden, power points, single panel radiator and ceiling mounted light fitting.

BEDROOM TWO

Situated to the front, being 'L' shaped with two UPVC double glazed windows providing plenty of light, radiator, power points and ceiling mounted light fitting.

FAMILY BATHROOM

With a contemporary white suite of panel bath being extensively tiled with mixer tap and wall mounted shower with attractive framed glazed shower screen. There is a low level close coupled WC, pedestal wash hand basin with stainless steel mixer tap, tiled splash back, wall mounted centrally heated towel rail, ceiling mounted light fitting and extractor fan.

From the first floor landing a turning staircase leads to the SECOND FLOOR LANDING with radiator, double glazed Velux window, power points and a particularly useful fitted wardrobe/cupboard housing the 'Ideal Logic' gas combination boiler.

MASTER BEDROOM SUITE

Being accessed from the second floor landing with UPVC double glazed window to the front aspect, radiator, power points, TV aerial point, ceiling mounted light fitting and loft hatch.

EN-SUITE SHOWER ROOM

Having a white suite with shower cubicle, raised non slip tray, fully tiled and wall mounted shower with concertina glazed shower screen door. There is a low level close coupled WC, pedestal wash hand basin with stainless steel mixer tap, tiled splash back, single panel radiator, ceiling mounted light fitting and extractor fan.

OUTSIDE

There is a small low maintenance lawned garden with shrub and flower beds with tarmac driveway to the side of the property, external water supply and external electric car charging point. The driveway provides off road parking for two - three vehicles and leads to the garage.

The rear garden is mature and offers plenty of privacy being fully enclosed and offering an attractive paved seating patio with paved pathway to the side of the garage. The gardens are laid mainly to lawn with some shrub and flower beds, courtesy lighting and bordered to all sides via wooden panel fencing.

GARAGE

Being of brick construction with a pitched tiled roof, up and over door, concrete hard standing, power, lighting, having plenty of space and further storage space into the pitched roof. There is gated access from the front driveway leading to the private rear garden.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

DIRECTIONS

From the agents office in Franche Road proceed in a northerly direction and at the round a bout take the third exit onto the Wolverley Road. At the round a bout take the third exit B4189 continuing on the Wolverley Road. At the traffic lights continue straight on onto park Gate Road and take a left hand turn onto Lea Castle Drive where the property will be found on the right hand side.

LOCATION

Situated on the outskirts of Kidderminster, this convenient and attractive development is ideally positioned in this peaceful surrounding ideal for local amenities to include shops, cafés, a florist, an Indian take away, two Tesco Express and two Public Houses. Nearby are football and cricket clubs, and the village hall, situated alongside Cookley Playing Fields. For a larger choice of amenities, Kidderminster town centre is just a short drive away. And for commuters, Kidderminster train station is around 2.4 miles away and provides regular services to Worcester and Birmingham.

There is an outstanding selection of schools for children aged 4 to 18 years old. The nearest Primary school is Cookley Sebright Primary school within Cookley village, 1.2 miles away, and the nearest Secondary school is just 2 miles away from these new homes in Lea Castle.