



47 Castle Road
Cookley, DY10 3TE

Andrew Grant

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Cookley, Kidderminster, DY10 3TE

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Guide Price £425,000

An extended traditional home nicely positioned on a sizeable corner plot, conveniently located for accessing the village centre.

Key features

- Substantially extended traditional home
- Delightful village location
- Extensive corner plot
- Conservatory
- Kitchen partially open plan to dining area
- Office and separate cloakroom/WC
- Master with fitted furniture and en-suite
- Family-friendly rear garden
- Six-car driveway
- Integral garage

Freehold / 1,713 sq ft





This extensively extended traditional bay-fronted home is positioned on the corner of Castle Road and Westhead Road. The enlarged accommodation provides an excellent balance of living space and bedroom comfort.

On the ground floor, you will find three reception rooms, a conservatory and a generously sized kitchen. Moving upstairs, there are four good-sized bedrooms served by a family bathroom, with an en-suite shower room to the master. Two of the bedrooms are particularly spacious, setting this property apart from many others. The spacious interior is complemented by a family-friendly rear garden and a six-car driveway to the front, leading to the single integral garage.



Entrance

The property is approached from Castle Road via a substantial tarmac driveway, accommodating multiple vehicles and providing access to the garage. The integral single garage,

accessed through an up-and-over door to the front, benefits from power and lighting. A glazed front door from the driveway leads to the porch, offering useful space for coats and shoes.

Living Room

Upon entering the house, you are greeted by a welcoming hallway with stairs rising to the first floor and doors radiating to the living room, kitchen and dining room.

The light and airy living room is nicely located at the rear of the ground floor, overlooking the garden. It features a gas fire with surround, a useful decorative recess, bay window to the side and patio doors accessing the rear garden.





Reception Room

To the front of the ground floor is a classic bay-fronted reception room, currently used for dining and centred around an elegant fireplace with an inset gas fire.



Kitchen and Breakfast Area

The generously sized kitchen runs across the back of the house and is partly open plan to a breakfast/dining area, which in turn, opens onto the adjoining conservatory. This space has the potential to be completely open plan if required, providing a user-friendly area catering to living, dining and cooking. The kitchen area has matching wall and base units with under-cupboard lighting, work surfaces with an inset sink drainer, a useful understairs cupboard, plus a 'Neff' oven and hob.

An archway leads to the breakfast area, offering plenty of space for living and dining, flowing nicely onto the conservatory...





Conservatory

The conservatory has tiled flooring and French doors leading to the rear garden. Also adjoining the kitchen is a side lobby with doors providing access to the downstairs cloakroom/WC and office...



Office

This spacious and versatile ground floor room, ideal not only as a office but also as an additional bedroom or living room, comprises downlighters, three frosted windows and a light tube.

First Floor

The first-floor accommodation is accessed via a spacious landing with a loft hatch and drop-down ladder.

Bedroom One

This extremely spacious bay-fronted master bedroom features an array of fitted furniture, including mirror-fronted wardrobes, further cupboards and storage, two bedside tables and a dressing table built into the large bay.

The owners have modernised the adjoining en-suite shower room, featuring a wall-mounted vanity unit, tiled walls and flooring, downlighters, a towel radiator and a shower cubicle.





Bedrooms Two, Three and Four

The second bedroom is equally as large as the master bedroom, benefiting from a bay window providing pleasant views across the village to neighbouring Kinver Edge.

Bedroom three is a double room and bedroom four is a small double or a spacious single room. Both rooms feature lovely views from their windows.



House Bathroom

The well-proportioned house bathroom accommodates both a shower cubicle and corner bath, featuring tiled walls, a low-level WC, a washbasin and a frosted window.





Gardens and Grounds

A user-friendly rear garden completes the package nicely, with the corner position affording a pleasant degree of privacy to this excellent outside space. The rear garden is well-maintained and comprises a spacious block-paved patio perfect for al fresco

dining, two side gates and a generously sized lawn with a seating area tucked away in one corner. There is a pergola covering the seating area with a delightful wisteria growing around it. Several mature fruit trees reside throughout the grounds.

Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council Tax - Band E

Location

47 Castle Road is well-positioned on a corner plot, providing a good-sized outside space that is not overlooked. The village centre is just moments away on foot, which is hugely convenient considering the many amenities Cookley has to offer.

Cookley is a delightful rural location, a thriving village with a strong sense of community and an extremely sought-after place to live. Despite its size, it boasts a surprising number of amenities, including a highly rated fish and chip takeaway, as well as an excellent Indian takeaway, a coffee house, two pubs, a Tesco Express, a primary school, Cookley village hall and playing fields. The latter is an integral part of the local lifestyle, hosting numerous events throughout the year and offering various facilities such as a BMX track, skateboard park, children's play area and a community garden. Additionally, there is a cricket pitch and a bowling green.





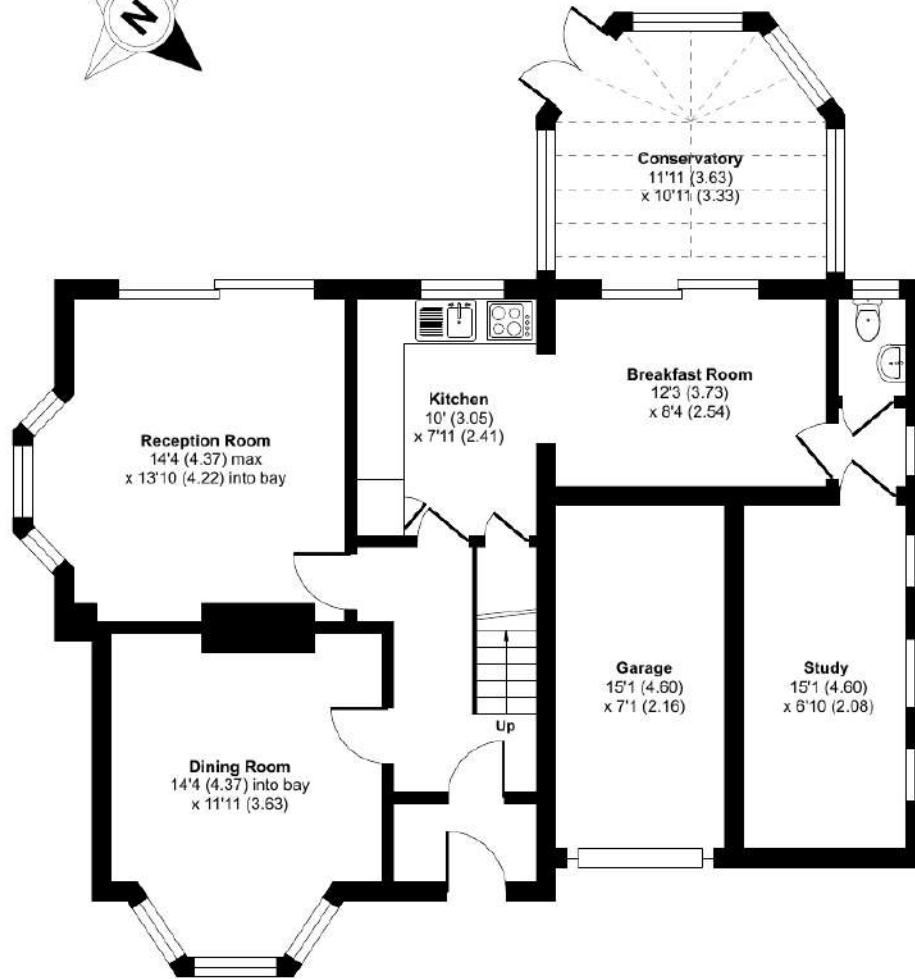
For nature enthusiasts, Cookley's proximity to scenic beauty spots, including the renowned Kinver Edge, appeals to those who cherish the countryside and outdoor activities. The canal, meandering through the village, offers delightful waterside

walks connecting Cookley to nearby destinations like Wolverley and Kinver. A unique aspect of Cookley is its convenient access to nearby towns, with both Kidderminster and Stourbridge in proximity, offering a diverse range of shops and amenities.

Castle Road, Cookley, Kidderminster, DY10

Approximate Area = 1599 sq ft / 148.5 sq m
 Garage = 114 sq ft / 10.5 sq m
 Total = 1713 sq ft / 159 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Andrew Grant. REF: 1081350



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