



116 Castle Road

Kidderminster, DY10 3TB

Andrew Grant

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Cookley, Kidderminster, DY10 3TB

2 Bedrooms 1 Bathroom 1 Reception Room

A charming home with a private garden, in the peaceful Wyre Forest village of Cookley.

- A characterful two bedroom home, perfect for a small family.
- Enjoy an open plan living and dining area, ideal for social gatherings and family time.
- The private patio at the rear of the house is an excellent outdoor space for relaxing and entertaining.
- The property features a block paved frontage, set back from the pavement.
- Located in Cookley, a charming village located near Kidderminster, known for its picturesque countryside with convenient access to nearby amenities.

705 sq ft (65.5 sq m)





The kitchen

The kitchen is a bright and functional space featuring modern white cabinetry, wooden style countertops and ample natural light from a large window. A rear glass panelled door grants access to the garden and further enhances the flow through the property.





The living room

As you enter the property you are met with the open plan living and dining area. A large window floods the generous space with light, while a tiled fireplace is the focal point of the room, creating a warm and cosy ambience.





This spacious open plan area comfortably accommodates dining furniture, making it ideal for family gatherings, entertaining guests and everyday living. The seamless flow between the living and dining areas enhances the sense of space and functionality, creating a versatile and comfortable environment.

Steps lead down to a cellar equipped with a radiator, offering a flexible space suitable for various uses or additional storage.



The primary bedroom

The primary bedroom features generous floor space for furniture and storage. A charming, traditional wooden door adds character to this serene retreat.





The second bedroom

To the rear of the property the bright second bedroom looks out over the private garden. Currently utilised as a children's bedroom, this space would also make a great home office.



The bathroom

Between the two bedrooms is the family bathroom, featuring a bath with shower, WC and basin. The room is completed with wooden panelling and functional tiling.



The garden

The private garden of this property features a stretch of lawn, making it ideal for families with children or pets. It includes a patio area perfect for alfresco dining. The combination of lawn space and functional features creates a versatile and enjoyable outdoor area for all family members.

Location

Cookley, a picturesque village near Kidderminster in Worcestershire, is renowned for its scenic countryside and tranquil atmosphere. Surrounded by lush greenery and rolling hills, Cookley offers residents a peaceful rural lifestyle while still being within easy reach of urban conveniences. The village itself exudes a quaint charm, with traditional cottages, local shops and a close-knit community.

In terms of amenities, Cookley is well-equipped to cater to the needs of its residents. The village boasts a variety of local shops, a primary school and several recreational facilities, including parks and sports clubs. These amenities ensure that daily necessities and leisure activities are easily accessible without the need to travel far. For more extensive shopping, dining and entertainment options, the nearby town of Kidderminster provides a wider array of choices.

Transport links from Cookley are highly convenient, making it an ideal location for commuters and travellers. The village is well-connected by road, with easy access to the A449 and A442, leading to major routes such as the M5 and M42. This connectivity allows for straightforward commutes to Birmingham, Worcester and other significant towns and cities in the West Midlands. Additionally, Kidderminster railway station offers regular train services to Birmingham, London and other key destinations.

Services

The property benefits from mains gas, water, electricity and drainage

Council Tax

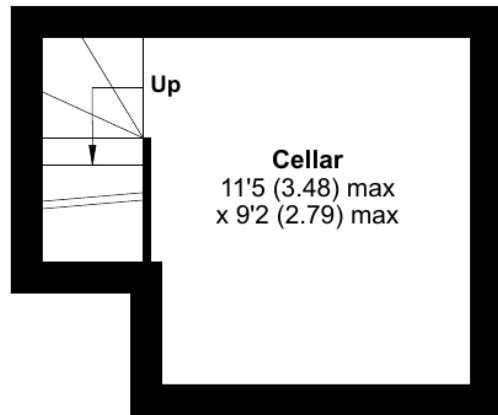
The Council Tax banding for this property is **Band B**



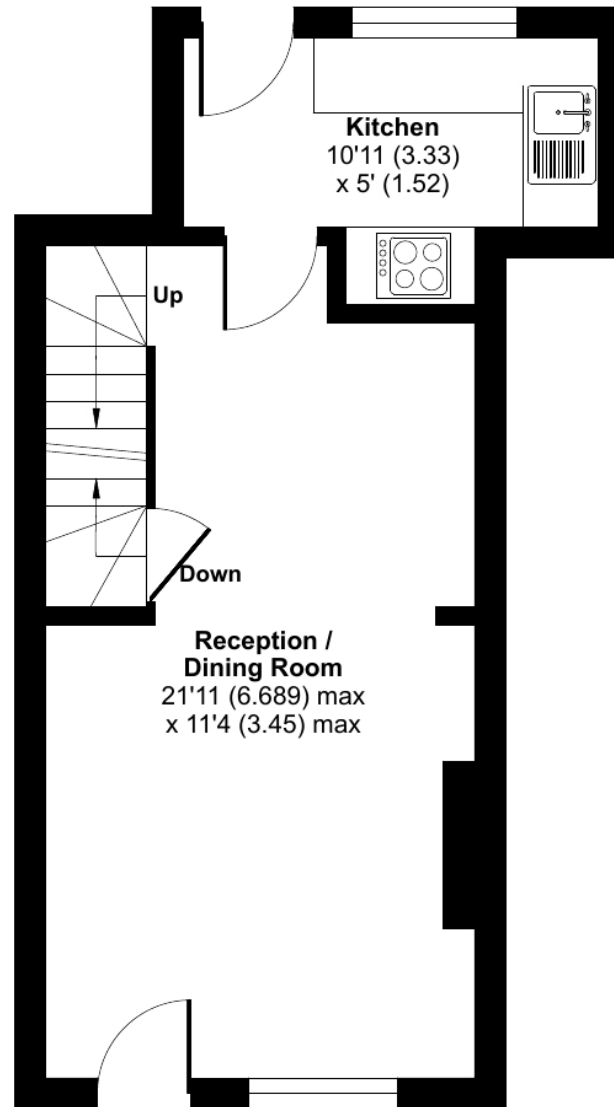
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Approximate Area = 705 sq ft / 65.5 sq m

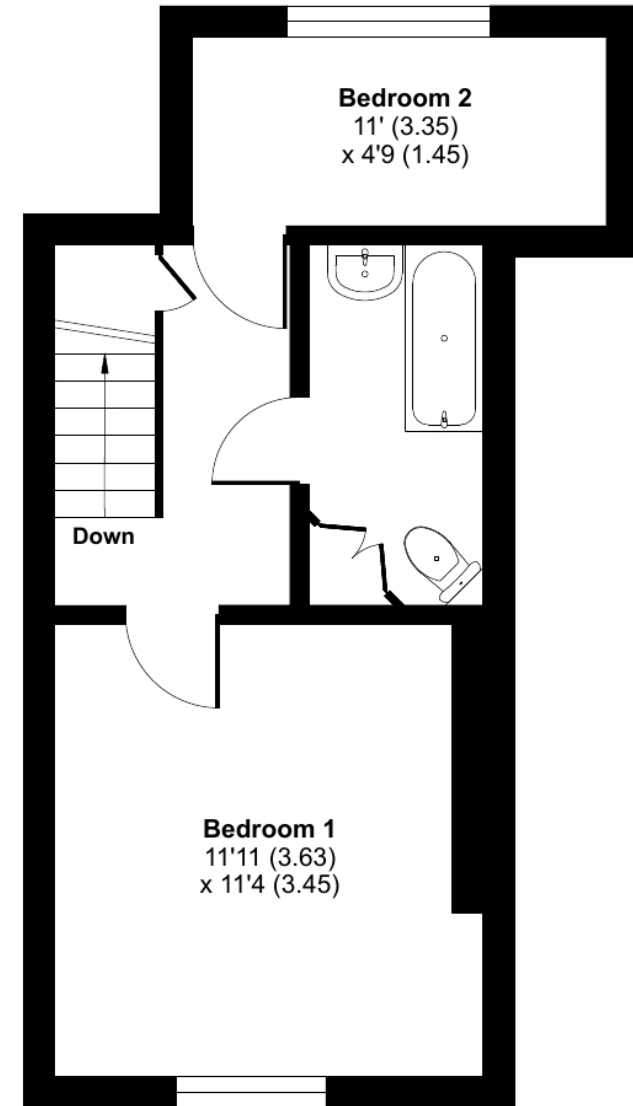
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com