



31 Woodlands Road

Cookley DY10 3TL

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

An excellent traditional village home, offering stunning countryside views directly from the rear. Recently extended to create a beautiful open-plan family kitchen with bi-fold doors, underfloor heating and a quartz island, this property also features four generously sized bedrooms and two well-appointed bathrooms on the first floor.

Key features

- A detached red-brick family home with open-plan living accommodation.
- Four well-sized bedrooms which benefit from a family bathroom and a convenient shower room.
- Expansive, open-plan kitchen and dining areas which seamlessly opens onto the decking area.
- Secluded and generously sized garden with wonderful views of the surrounding countryside.
- The property also benefits from ample off-road parking and a double length tandem to the front of the home.
- Located in the village of Cookley which benefits from the nearby amenities and transport links of Kidderminster.

1450 sq ft / 135.5 sq m





The kitchen

The kitchen serves as the heart of the home, offering an open-plan layout perfect for both cooking and entertaining. Equipped with a walled double oven, matching cabinetry, fridge freezer and a breakfast bar island with a quartz top, it boasts ample quartz countertop space and an integrated sink with views of the garden. Also adjoining the kitchen is the utility room and cloakroom/WC which houses the equipment for the underfloor heating.





The kitchen flows into a cosy seating area and dining space, where a dining table sits beneath Velux skylights. Bi-fold doors open directly onto the decking area and garden, creating a seamless indoor-outdoor connection, ideal for gatherings and relaxed family living.



The sitting room

Conveniently located next to the kitchen, the sitting room enhances the home's open-plan and relaxed flow. With a wood-burning stove as its focal point, this inviting space, with French oak flooring, provides warmth and comfort, offering direct access to both the kitchen and dining area, making it perfect for cosy evenings and easy entertaining.



The living room

The inviting living room is bathed in natural light, thanks to a large bay window overlooking the front of the property. At its heart is a traditional tiled fireplace and features Art Deco wall lighting and a picture rail, adding warmth and character to the space.



Bedroom one

Bedroom one is a spacious double room with views overlooking the front of the property. The space benefits from a bay window which floods the space with natural light enhancing the sense of space.



Bedroom two

Bedroom two is a generously sized double room with lovely views overlooking the garden, offering a peaceful and bright space for relaxation.



The bathroom

Along the landing is a generously sized family bathroom. The space is equipped with a corner whirlpool bath with metro tiling behind, a WC and a washbasin, all overlooking the garden.



Bedroom three

Bedroom three is another well-sized room which could easily accommodate a double bed. The space features engineered wooden flooring and a large window which overlooks the rear of the property, providing wonderful countryside views and an abundance of natural light.



Bedroom four

Completing the accommodation is bedroom four, a cosy bedroom overlooking the front of the property.



The shower room

Opposite bedroom three is a well-appointed shower room. This tiled space is equipped with a shower cubicle, a WC, a heated chrome towel rail and a washbasin, benefitting all the upstairs bedrooms.



The garden

The rear garden boasts a spacious decking area, perfect for outdoor dining and entertaining, alongside a wraparound lawn bordered by mature trees, shrubs and fencing for ultimate privacy. Overlooking open pastureland, this lush green space provides a tranquil setting and a picturesque backdrop, ideal for gatherings or quiet relaxation throughout the year.



Location

Woodlands Road is a sought-after location in Cookley, where properties rarely come up for sale. The property is particularly well-positioned, directly bordering the countryside and offering wide-angle rural views over open fields.

Cookley is a thriving village with a strong sense of community and is highly desirable for its rural charm. Despite its small size, the village has numerous amenities, including a fish and chip takeaway, coffee house, several pubs, Tesco Express, a primary school and a village hall with playing fields. The playing fields host various events and facilities, such as a BMX track, skateboard park, play area, community garden, cricket pitch and bowling green. For nature enthusiasts, Cookley offers easy access to beautiful countryside spots like Kinver Edge.

The Staffordshire Worcestershire Canal runs through the village, providing scenic waterside walks to Wolverley and Kinver. Additionally, Cookley is conveniently close to Kidderminster and Stourbridge, offering a wealth of further amenities.

Services

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

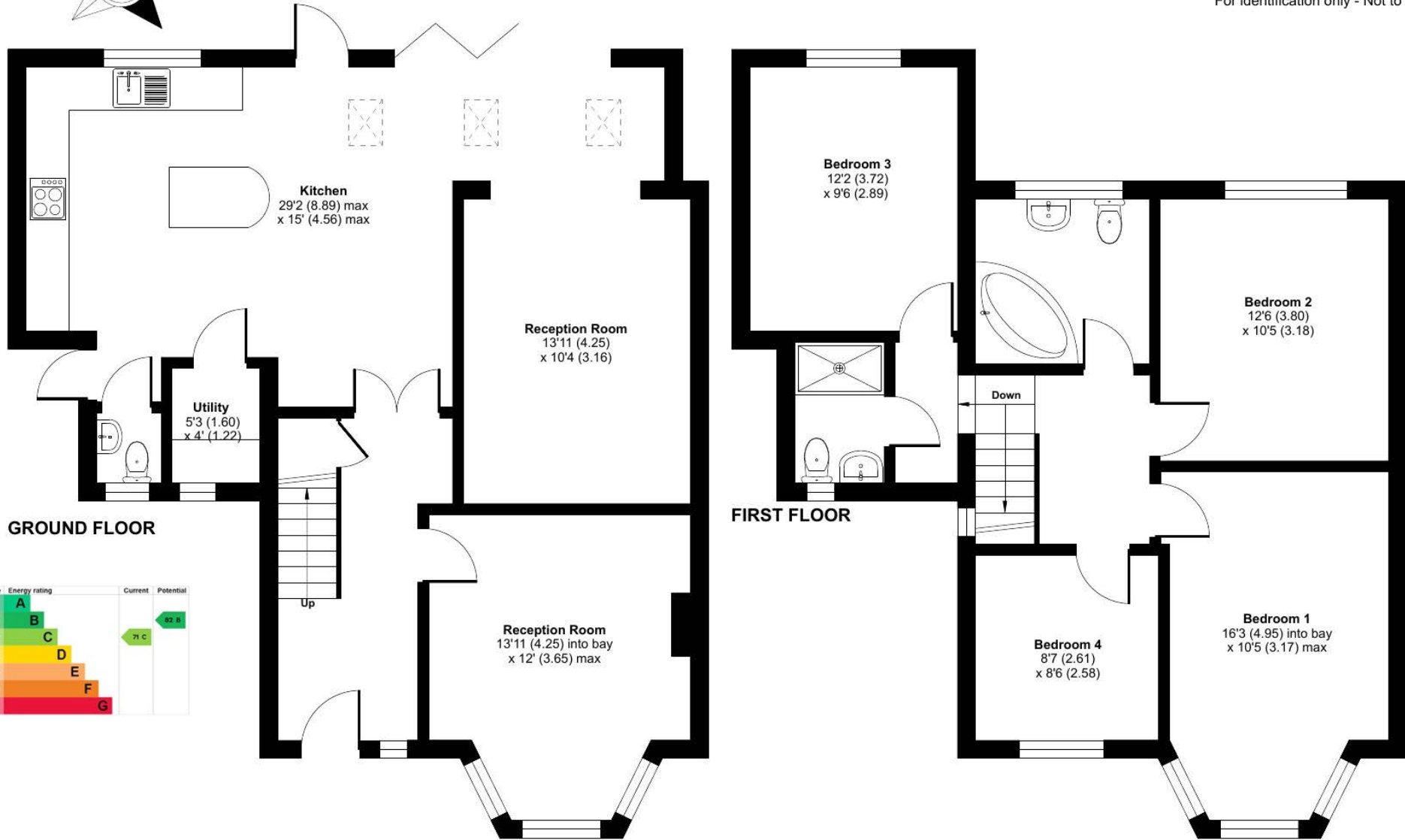
Council Tax - Band D



Woodlands Road, Cookley, Kidderminster, DY10

Approximate Area = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



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