



34 Woodlands Road
Cookley DY10 3TL

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Room

A traditional village home in a sought after location with spacious living areas and large garden offering stunning woodland views.

- Generous 1950s extended home with versatile living spaces.
- Expansive living room with wood-burning stove and patio doors to the garden.
- Beautiful rear garden with woodland backdrop and raised decking area.
- Extensive driveway accommodating multiple vehicles, including caravans or motorhomes.
- Village location with easy access to amenities and picturesque surroundings.

This traditional bay-fronted home offers an exceptional opportunity to live in a sought-after village location. Substantially extended, the property features a spacious living room with a wood-burning stove, a large L-shaped kitchen perfect for entertaining and a charming bay-fronted dining room. Upstairs, there are three well-proportioned bedrooms and a stylish wetroom. The private rear garden backs onto serene woodland, complete with a raised decking area for outdoor enjoyment. A large driveway and tandem-length garage provide ample parking and storage. Perfectly positioned for family living, this home combines character and modern functionality in a delightful setting.

1381 sq ft (128.2 sq m)





The living area

This expansive living area at the rear of the property offers flexible use, enhanced by a wood-burning stove and patio doors leading to the garden. It provides a cosy setting for relaxation while enjoying picturesque garden views.





The kitchen

The L-shaped kitchen is designed for modern family life and entertaining, with ample space for a dining table. It features sleek units, tiled flooring, and integrated appliances, including a built-in oven, hob and extractor. Additional appliance spaces include room for an American fridge and laundry facilities. A door leads to a double glazed lean-to conservatory and the rear garden.





The dining room

Situated at the front of the property, this bay-fronted dining room is a perfect space for hosting meals and gatherings. The bay window allows natural light to fill the room, creating a pleasant atmosphere.



The hallway and cloakroom

The welcoming hallway is bright and functional, featuring a staircase to the first floor and doors leading to all ground-floor rooms. The space is ideal for creating a warm first impression, with a practical layout and access to storage. Conveniently located off the side lobby, the cloakroom includes a WC and hand basin. It's a practical addition for everyday use.





The principal bedroom

The main bedroom is generously proportioned, with a bay window and fitted mirrored wardrobes. Its spacious layout is perfect for a restful retreat.



Second bedroom

This double bedroom enjoys tranquil views of the rear garden and woodland. It features fitted wardrobes and drawers, offering excellent storage solutions.



Third bedroom

A good-sized single room, ideal for a child's bedroom, guest room, or home office. The front-facing window allows in natural light.



The wetroom

A fully tiled wetroom provides a practical and stylish space. It features a walk-in shower area, modern fittings, and two frosted windows for natural light and ventilation.





The rear garden

The rear garden offers a private and peaceful outdoor space. A raised decking area with glass balustrades is perfect for dining and relaxing. Steps lead down to a lawn surrounded by mature trees and shrubs, with a gate accessing the woodland beyond.





The garage and driveway

The extensive driveway comfortably accommodates multiple vehicles, including larger options like caravans or motorhomes. Its design ensures easy access to the garage and property entrance. A tandem-length garage provides ample storage and parking space. It is equipped with power, lighting, and access to the rear garden.

Location

This property enjoys an excellent position on an extremely well-regarded traditional road on the fringes of Cookley, with a delightful mature woodland at the rear forming a beautiful natural backdrop beyond the garden. The residents of this property are allowed to use the wood for walking their dog which is a huge asset to have on the doorstep.

Cookley is a delightful rural location, a thriving village with a real sense of community and an extremely sought-after place to live. It offers a surprising number of amenities, including an excellent fish and chip takeaway, a coffee house, three pubs, a Tesco Express, a primary school, Cookley Village Hall and playing fields. The latter is a great part of the local lifestyle, hosting events throughout the year and offering facilities such as a BMX track, skateboard park, children's play area and a community garden. There is also a cricket pitch and bowling green.

For those who love the countryside and the outdoors, Cookley is a fantastic place to be, with beautiful spots nearby like Kinver Edge. The Staffordshire Worcestershire Canal runs through the heart of the village, providing lovely waterside walks to nearby Wolverley and Kinver. The woodland bordering the property can be directly accessed from the garden and provides leafy trails leading into the centre of the village.

A unique aspect of Cookley is its convenient access to nearby towns, with both Kidderminster and Stourbridge nearby, offering a wealth of shops and amenities.

Services

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

Council Tax

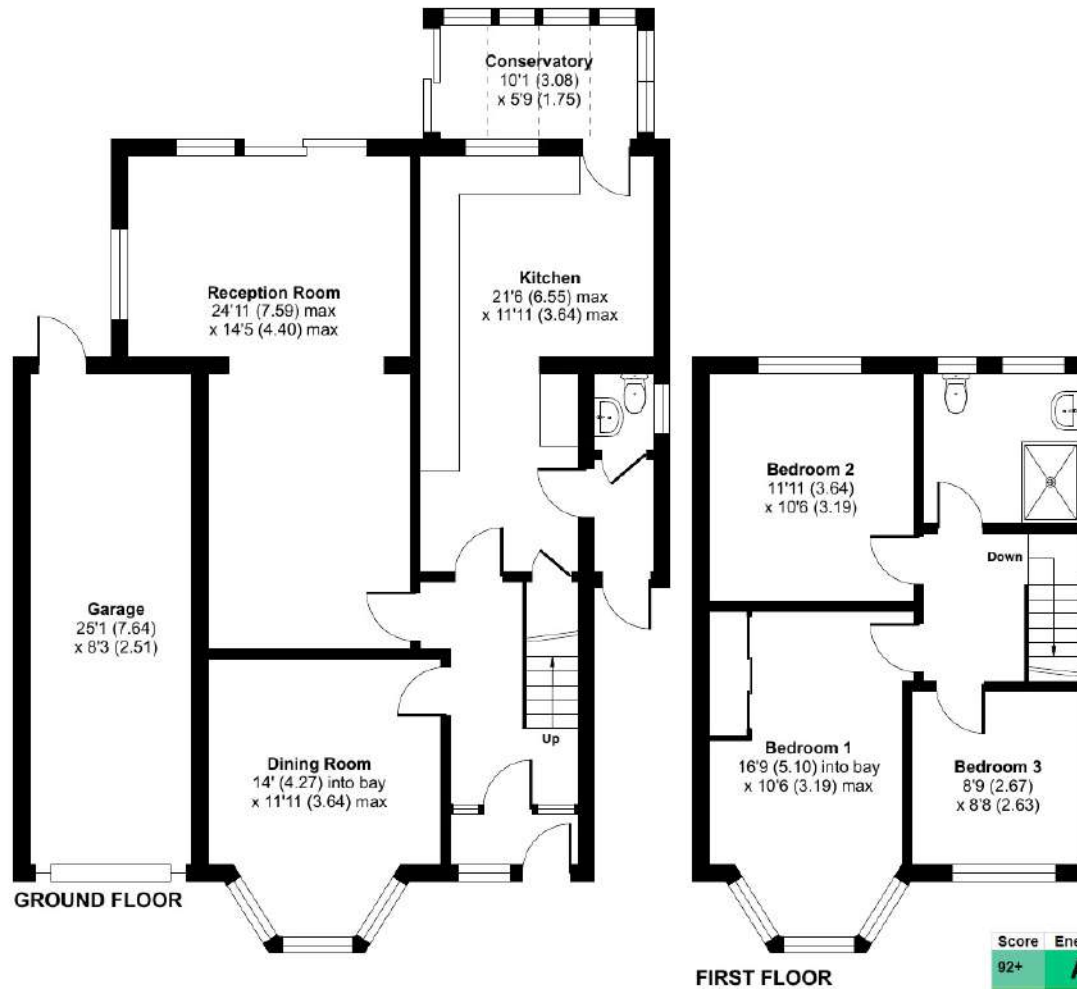
The Council Tax banding for this property is **Band E**



Woodlands Road, Cookley, Kidderminster, DY10

Approximate Area = 1381 sq ft / 128.2 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 1585 sq ft / 147.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1233693

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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