



5 Kimberlee Avenue
Cookley DY10 3TN

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A rare opportunity to purchase a two-bedroom bungalow in the desirable Worcestershire village of Cookley.

- A well-presented two-bedroom bungalow in a sought-after village location.
- Spacious reception room and a bright conservatory overlooking the generous garden.
- Private off-road parking with ample space for multiple cars.
- Located in a picturesque village with excellent amenities and transport connections.

A rare opportunity to acquire a charming bungalow in the sought-after village of Cookley. This well-presented home offers a spacious reception room, a bright conservatory, modern kitchen, two bedrooms and a stylish shower room. Outside, the generous rear garden provides an ideal space for relaxation, with views of the surrounding countryside, while the gravelled driveway offers off-road parking for multiple vehicles. Cookley is a picturesque village with excellent amenities, including local shops, a primary school and recreational facilities, all within easy reach of Kidderminster and major transport links. This property is an ideal choice for those seeking a peaceful village lifestyle with convenience at their doorstep.

687 sq ft (63.8 sq m)





The reception room

A spacious and inviting reception room with a large front-facing window that allows plenty of natural light to flood the space. With neutral decor and an electric feature fireplace, this room provides a cosy yet versatile living area ideal for relaxing or entertaining.





The kitchen

The kitchen is well-equipped with a good range of storage units, work surfaces and a breakfast bar, which provides additional workspace and a convenient area for casual dining. A fitted cooker sits neatly within the layout, complemented by a stainless-steel sink beneath the window, which provides natural light and a pleasant garden view. The room has direct access to the conservatory through a useful lobby area, perfect for housing additional appliances.





The conservatory

A delightful addition to the home, the conservatory offers a light-filled space with a glass roof and views over the garden. French doors lead directly onto the patio, making it an excellent spot for enjoying the outdoors in comfort.



The primary bedroom

A generously sized double bedroom with ample space for furnishings. A large window ensures the room remains bright, offering views towards the front of the property.





Bedroom two

A well-proportioned single bedroom, perfect as a guest room, study or nursery. A rear-facing window provides a pleasant outlook over the garden.





The shower room

A contemporary shower room with a walk-in shower enclosure, stylish tiling, a pedestal sink and a low-level WC. A frosted window ensures privacy while allowing natural light to enter.



Rear garden

The rear garden is an excellent outdoor space with a mix of lawn and patio areas, mature shrubs, a garden shed and a greenhouse. Fully enclosed, it offers privacy and a tranquil setting to enjoy throughout the year, with lovely views of the nearby countryside through the trees.





The driveway

A gravelled driveway to the front of the property provides off-road parking for multiple vehicles.

A side pathway leads to a covered porch, offering convenient access to the home.

Location

Cookley 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 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, 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, electricity, water and drainage.

Council Tax

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

Agent Note

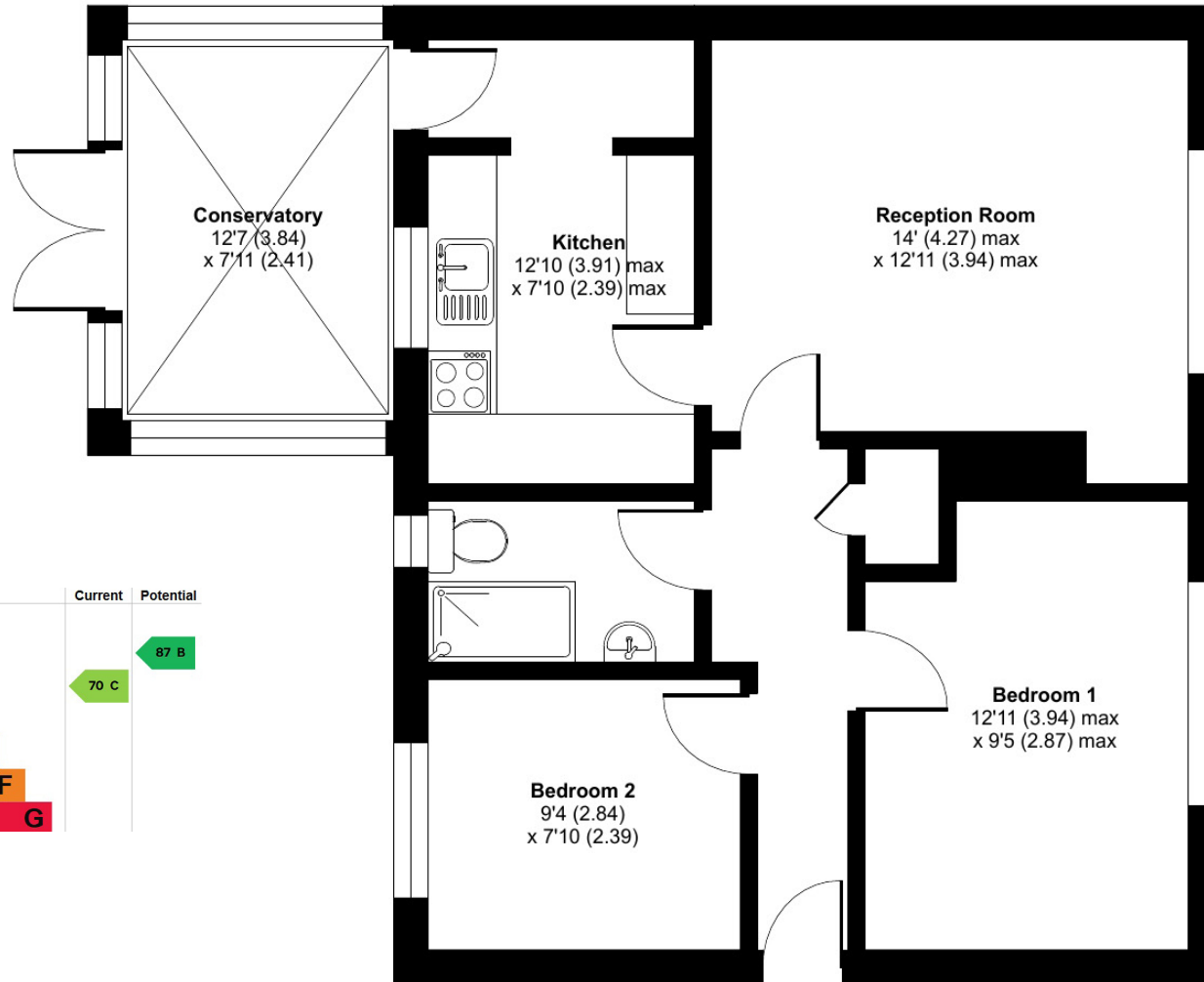
The sellers inform us that there may be the opportunity to purchase an additional strip of land directly bordering the left hand boundary of this property. This would expand the plot quite nicely and provide more outside space. Please contact the agent for further information.



Kimberlee Avenue, Cookley, Kidderminster, DY10

Approximate Area = 687 sq ft / 63.8 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1242685



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