



33 Kimberlee Avenue

Cookley, DY10 3TN

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A three-bedroom semi-detached home for cash buyers only, offering spacious interiors, a generous garden and excellent potential in the sought-after village of Cookley.

- Three-bedroom semi-detached home offering spacious accommodation across two floors.
- Excellent opportunity for full renovation and personalisation.
- Generous rear garden with mature trees and brick-built store.
- On-street parking available to the front of the property.
- Situated in a popular village close to local amenities, schools and transport links.

Situated in the well-connected village of Cookley, this three-bedroom semi-detached PRC (Precast Reinforced Concrete) home presents an excellent opportunity for cash buyers seeking a renovation project. The ground floor features a spacious living room extending the full depth of the property and adjoining kitchen and breakfast room, offering space for both cooking and dining with access to the garden. Upstairs, there are three bedrooms, offering flexibility for family living or home-working. A bathroom with a separate WC completes the first floor, providing scope to reconfigure into a modern family suite. Outside, the rear garden is of good size, mainly laid to lawn and enclosed by fencing. A useful brick-built store provides additional storage. Surrounded by open countryside yet conveniently located for commuting, this property represents an ideal project for buyers looking to create a home tailored to their own style and needs.

816 sq ft (75.8 sq m)





The kitchen and breakfast room

Positioned at the rear of the home, this spacious kitchen and breakfast room presents an ideal opportunity for complete modernisation. The layout offers generous proportions with space for both cooking and casual dining, complemented by a rear window drawing in natural light and a door leading to the garden. This room provides a blank canvas for reconfiguration to suit individual needs and could become a practical and welcoming hub once updated.





The living room

Occupying the full depth of the home, the living room offers a generous and versatile space that would serve well as the main reception area. A large window to the front brings in ample natural light while a second window to the rear frames views of the garden. A fireplace forms a central feature within the room and, with modernisation, this area holds excellent potential to be transformed into a comfortable and inviting family setting.





The primary bedroom

Situated to the rear of the home, the principal bedroom is well proportioned and filled with natural light from a wide window overlooking the garden. The layout provides ample room for bedroom furnishings and offers clear potential for redecoration and improvement. With renovation, this space could form a comfortable main bedroom that reflects personal style and modern living needs.





The second bedroom

Set to the front of the home, this double bedroom enjoys an outlook across the frontage. The room is of good size and would comfortably accommodate a range of furniture, providing scope for a refreshed design to create a bright and restful second bedroom.





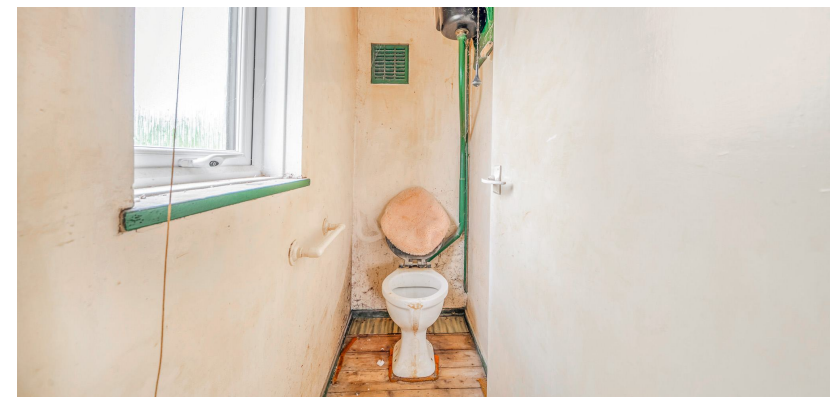
The third bedroom

Overlooking the front aspect, this single bedroom would make an ideal child's room, study or guest space. The room requires renovation but offers a practical layout that can be tailored to suit various needs. Once updated, it would provide a comfortable and functional addition to the first-floor accommodation.



The bathroom

The bathroom is fitted with a traditional suite including a bath and wash basin, with a window providing natural light and ventilation. A separate WC sits adjacent, featuring its own window and high-level cistern. These rooms offer scope to create a practical and contemporary family bathroom arrangement.





The garden

The property enjoys a generous rear garden, mainly laid to lawn and enclosed by fencing to create a private outdoor setting. Mature trees provide structure and greenery, with plenty of room for planting, landscaping or outdoor seating. A useful brick-built store sits within the garden, offering practical storage for tools and equipment. With thoughtful improvement, this outdoor area could be transformed into a welcoming space for relaxation and family life.

Location

33 Kimberlee Avenue is located in the village of Cookley, within the civil parish of Wolverley and Cookley in Wyre Forest, Worcestershire. Cookley sits just a few miles north of Kidderminster and offers a balance of village charm and accessibility to larger town amenities.

The village provides a good selection of local conveniences including a shop, café, florist, fish and chip shop and an Indian takeaway, giving the area a friendly and practical community feel. For everyday needs, Kidderminster town centre is a short drive away and offers a wider range of shops, supermarkets and leisure facilities.

Families are well served by nearby schooling, with Cookley Sebright Primary School within the village and the nearest High School being Wolverley High. Holy Trinity School in Kidderminster provides education from early years through to sixth form and further education is available locally at Kidderminster College, which offers both academic and vocational courses.

Transport links are well established, with regular bus services connecting Cookley to Kidderminster and neighbouring areas. From Kidderminster, mainline train services provide straightforward access to Birmingham, Worcester and beyond, making the area convenient for commuters.

Services

Services are TBC.

Council Tax

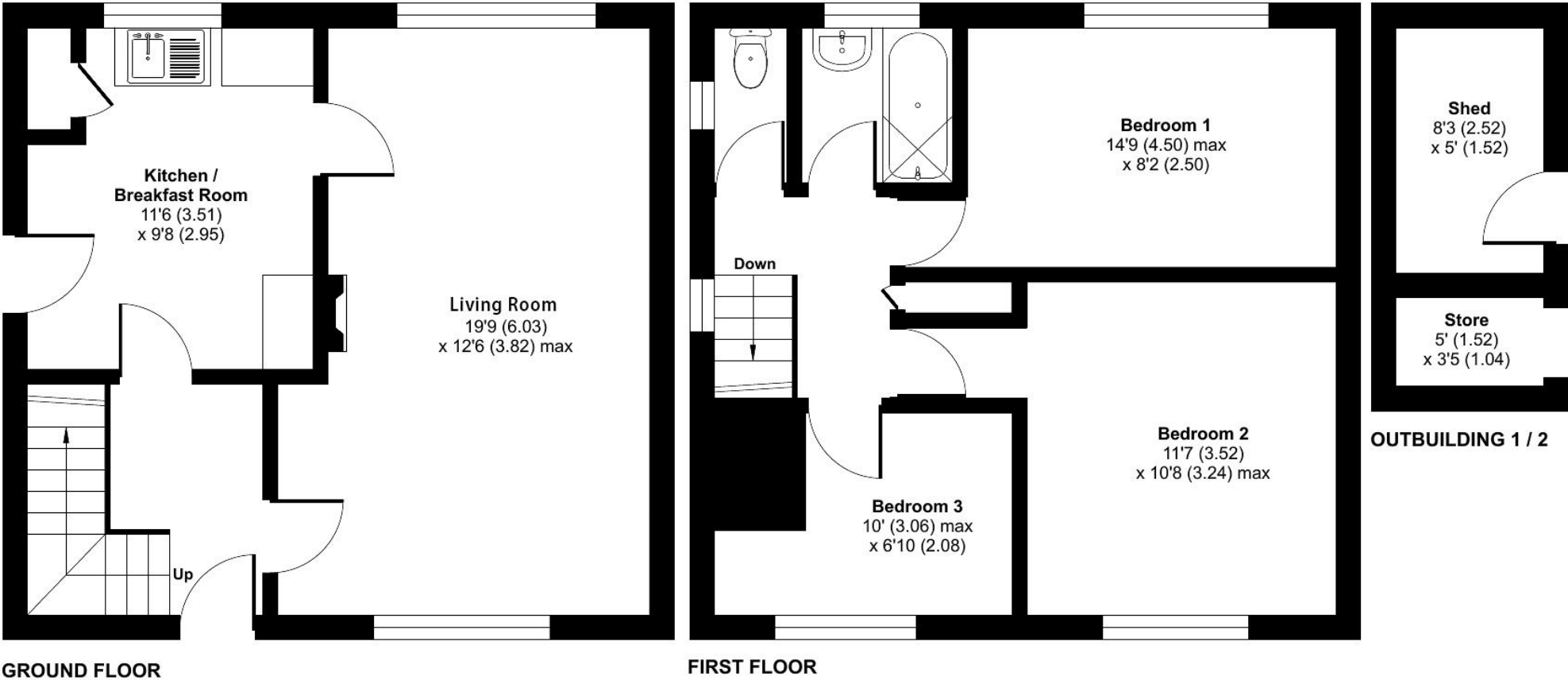
The Council Tax for this property is Band A



Kimberlee Avenue, Cookley, Kidderminster, DY10



Approximate Area = 816 sq ft / 75.8 sq m
Outbuildings = 56 sq ft / 5.2 sq m
Total = 872 sq ft / 81 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). © nitchecom 2025. Produced for Andrew Grant. REF: 1365510

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	14 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.



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