



4 Shrubbery Close

Cookley, DY10 3UH

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,042 sq. ft.

KEY FEATURES:

- Village location
- Formal dining room
- Utility room
- Master with fitted wardrobes
- Well-appointed family bathroom
- Landscaped rear garden
- Parking

A charming village home with parking and a pleasantly private rear garden.

This lovely property in the ever-popular village of Cookley offers excellent family accommodation. Inside, you will discover a hallway, reception room, formal dining room, kitchen and utility room situated on the ground floor.

Upstairs, there is a well-appointed family bathroom and three generously sized bedrooms, two of which are double rooms.

Outside, the property features parking at the front and a private rear garden, cleverly landscaped for low maintenance.



Situation

Cookley is a charming rural village, characterised by a strong sense of community, making it a highly sought-after place to call home. Despite its modest size, Cookley boasts a surprising array of amenities, including an excellent fish and chip shop, a cosy coffee house, three inviting pubs, a convenient Tesco Express, a well-regarded primary school, Cookley Village Hall and recreational playing fields. The playing fields are a vital part of village life, hosting a multitude of events throughout the year. These grounds offer various facilities such as a BMX track, a skateboard park, a children's play area and a welcoming community garden. Additionally, sports enthusiasts can enjoy a cricket pitch and a bowling green.

For those who relish countryside and outdoor pursuits, Cookley proves to be an idyllic location. It is surrounded by picturesque spots, including the nearby Kinver Edge. Moreover, the Staffordshire Worcestershire Canal gracefully traverses the heart of the village, offering delightful waterside walks that lead to neighbouring Wolverley and Kinver.

One of Cookley's unique attributes is its convenient proximity to nearby towns, with both Kidderminster and Stourbridge nearby. These neighbouring towns offer a wealth of shopping and amenities, ensuring residents have everything they need within easy reach.



Description

4 Shrubby Close is approached via a driveway at the front, offering convenient off-road parking.

Upon entering through the front door, you are greeted by an inviting entrance hallway featuring a staircase leading to the first floor, a side window and doors leading to the reception room, dining room and kitchen.

To the right of the hallway, you will find the reception room. This room boasts picture and dado railings, a ceiling rose, wall lights, a fireplace and a window to the front.



The dining room is located at the rear of the property, showcasing quality wooden flooring, a wall light, a side window and French doors to the rear that flood the space with natural light. The centrepiece of this room is a fireplace set upon a slate hearth with a tiled and wooden surround.



Adjacent to the dining room and accessible from the hallway is the kitchen. It comprises wall and base units with worktops, a stainless-steel sink with a drainer and mixer tap, space for a slot-in cooker and room beneath the counter for a fridge and dishwasher. The kitchen also houses the Vaillant boiler and further features include grey wood-effect laminate flooring, tiled splashbacks and a window to the rear aspect.

From the kitchen, a door leads to the rear lobby, which has doors on either side providing access to the outdoors. It also leads to the utility room at the rear, which is a convenient space with base units, room for a washing machine and dryer and a rear-facing window.





First Floor

The landing grants access to three bedrooms and the family bathroom.

Bedroom one is a generously sized double room with two sets of fitted mirror-fronted sliding wardrobes and shelving along one wall. A rear-facing window offers pleasant views of the garden.

The second bedroom is a spacious double room with a window to the front.



Bedroom three is an excellent-sized single room located at the front and featuring a window.

The well-appointed family bathroom completes the accommodation. It includes a low-level WC, washbasin, bathtub and a separate shower cubicle. The walls are tiled, the flooring is wood-effect laminate and there is an obscure-glazed window at the rear.

Gardens and grounds

The rear garden is a standout feature of this property, generously sized and designed for low maintenance. It includes patios, pathways, gravelled areas and a raised decked area, perfect for al fresco dining. A veranda on the side of the house provides shelter from the elements.

Towards the rear of the garden, there is another deck and patio situated adjacent to a sizable shed, cleverly screened by trellising, offering excellent storage and a peaceful spot to enjoy the garden from.

Additionally, the garden boasts a greenhouse and raised vegetable beds, providing an excellent opportunity for growing your own vegetables.

Services

Mains gas, electricity, water and drainage. Fibre broadband is available at this property.

Council tax band - B.







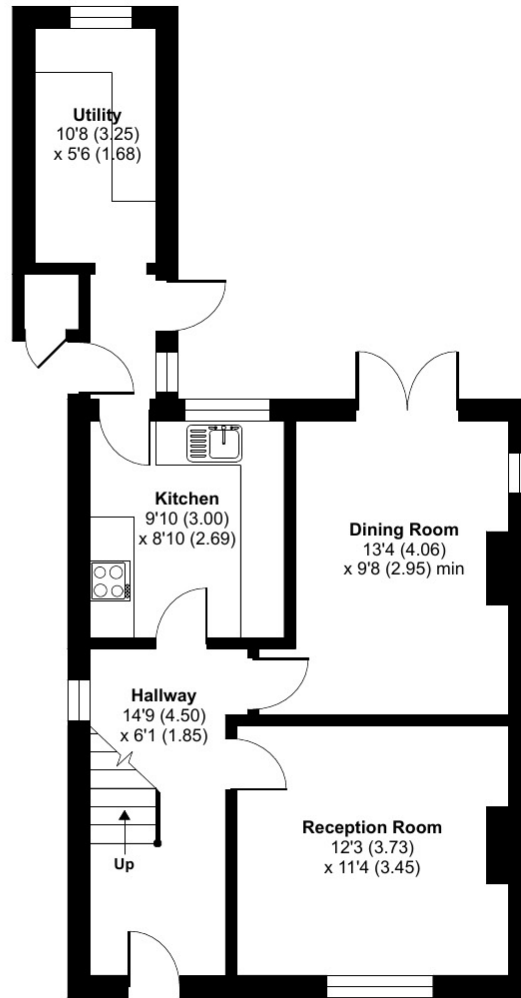
Shrubbery Close, DY10

Approximate Area = 1036 sq ft / 96.4 sq m

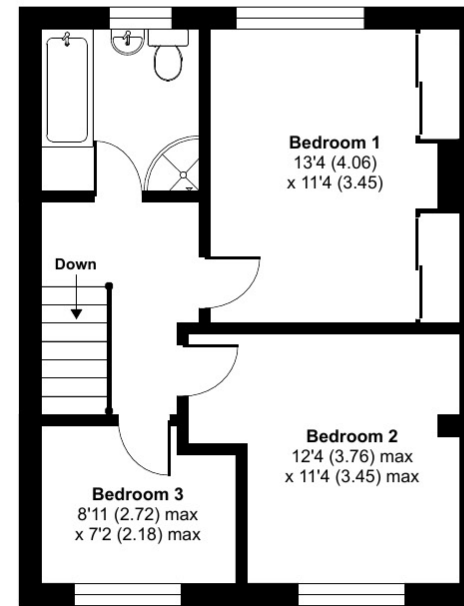
Outbuilding = 6 sq ft / 0.6 sq m

Total = 1042 sq ft / 96.7\8 sq m

For identification only - Not to scale



GROUND FLOOR



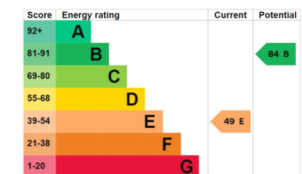
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1036935



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