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Church View, Lea Lane, Cookley DY10 3TA

Asking Price £700,000

CHURCH VIEW

Nestled in the charming village of Cookley, this delightful detached house on Lea Lane offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a serene yet vibrant community. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every family gathering is a memorable one.

The house boasts two en-suites and family bathroom, catering to the needs of a busy household. The well-designed layout enhances the flow of the home, making it both functional and inviting. Parking is a breeze with ample space for vehicles, a rare find in such a desirable location.

One of the standout features of this property is the stunning views of St. Peter's Church, which adds a touch of historical charm to the surroundings. Residents will appreciate the proximity to local amenities and eateries, making daily errands and dining out a pleasure. Furthermore, the easy access to the picturesque countryside invites outdoor enthusiasts to explore the natural beauty that the area has to offer. Also benefits from being within close proximity of the popular local primary school!

In addition to its appealing features, this home is situated within a welcoming community, perfect for those looking to establish roots in a friendly environment. Whether you are enjoying a quiet evening in or taking advantage of the local offerings, this property on Lea Lane is a wonderful place to call home. Don't miss the opportunity to experience the best of Cookley living in this exceptional family residence.

There is planning permission to replace the existing conservatory with a single-story extension to create an open plan living space to the rear of the property. Please visit Wyre Forest Planning portal with reference 23/0874/HOU or alternatively contact our office for more details. EJ 9/12/24 V1 EPC=C



Cookley Village

The thriving countryside village of Cookley sits alongside the Worcestershire Staffordshire Canal between the village of Kinver and Kidderminster. Well renowned for its countryside walks and adored by cyclists and outdoor enthusiasts, this village has a lot to offer. It has an amazing sports and social facility which is home to the village's many football, cricket, netball and also crown green bowling teams.

Numerous well attended events are hosted at both the social club and on the playing fields. There are baby and toddler groups, keep fit and dance classes, snooker and table tennis, dementia cafes & computer club, to name but a few. Other activities such as martial arts are also held at the local primary school.

The village has its own community garden, in which the local primary school pupils are actively involved, along with the local gardening club. Cookley is proud to be the holder of successive 'Britain in Bloom' Gold Awards.

Offering three public houses, a tea room, a fish & chip shop, an Indian takeaway, two convenience stores including Tesco Express, a florist and a hairdressers, the villagers are well served. In addition to this and a short walk along the canal, is The Anchor Pub in Caunsall serving its legendary cobs. A lovely walk in the opposite direction along the canal, you have The Lock Inn and tea rooms at Wolverley along with The Queens Head and Gil's Tearoom. A local bus service provides access to Kidderminster, Kinver and beyond.

Church View

What sets this property above others in its category, is the location. Set in the very heart of Cookley Village opposite St Peter's Church, this property enjoys an enviable position set back from Lea Lane, affording privacy from passers-by whilst enjoying stunning views of St Peter's and surrounding woodland.

In recent months this property now 17 years old has benefitted from replacement double glazing, fascia boards, guttering and composite fencing. The vendors have recently been granted planning permission to replace the existing conservatory with a contemporary style single storey extension. This would offer any potential buyer the option of modern open plan living to the rear of the property with views being directed to the elevated and established woodland, whilst retaining a separate reception room at the front of the property overlooking St Peter's Church.











Approach

Approached via tarmac private driveway for residents only. Block paved pathway leading up to covered porch and lawn to front.

Entry Hall

With obscured double glazing window to front, central heating radiator and solid oak wood flooring. Stairs to first floor landing and doors radiating to:

Dining Room 10'10" max 6'7" min x 13'5" max 11'6" min (3.3 max 2.0 min x 4.1 max 3.5 min)

With double glazing bay window to front, central heating radiator and solid oak wood flooring.

W.C.

With obscured double glazing window to side, central heating radiator and tiling to floor and half walls. Low level w.c. and fitted sink with storage.

Kitchen 13'9" x 11'2" (4.2 x 3.4)

With dual aspect double glazing windows to rear and side, central heating radiator and tiling to floor. Featuring a variety of solid oak fitted wall and base units with granite work surface over, fitted Belfast sink with drainage and integrated dishwasher and wine fridge. With space for a large Rangemaster cooker and extractor fan and further space for freestanding fridge freezer. Door leading through into utility.

Utility 6'7" x 4'11" (2.0 x 1.5)

With door to side for access and tiling to floor. Fitted wall and base units with work surface over and space & plumbing for white goods.

Living Room 15'5" max 14'1" min x 18'8" max 6'3" min (4.7 max 4.3 min x 5.7 max 1.9 min)

With glass sliding double doors to conservatory, central heating radiator, oak wood flooring and feature fireplace with gas fire.

Conservatory 7'10" x 15'9" (2.4 x 4.8)

With double glazing windows surrounding and roof overhead, French doors out to patio.

First Floor Landing

With double glazing window to front, central heating radiator and airing cupboard. Doors radiating to:

Bedroom One 10'10" x 13'9" (3.3 x 4.2)

With double glazing window to rear, central heating radiator and opening through to dressing area.

Dressing Area 3'3" x 13'9" (1.0 x 4.2)

With obscured double glazing window to side and ample fitted storage. Door through into en-suite.

En-suite

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and walls. Low level w.c., fitted vanity sink with storage and fitted shower cubicle.

Bedroom Two 15'9" max 10'2" min x 12'2" max 6'3" min (4.8 max 3.1 min x 3.7 max 1.9 min)

With two double glazing windows to rear, central heating radiator and fitted storage cupboard. Door leading to en-suite.

En-suite.

With chrome heated towel rail and tiling to floor and half walls. W.C., vanity sink with storage and fitted shower cubicle.



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Bedroom Three 10'10" max 7'10" min x 14'9" max 7'10" min (3.3 max 2.4 min x 4.5 max 2.4 min)
With double glazing window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Four 10'2" max 8'2" min x 11'6" max 4'3" min (3.1 max 2.5 min x 3.5 max 1.3 min)
With double glazing window to front, central heating radiator and fitted wardrobe for storage.

Bathroom
With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and half walls. Low level w.c., fitted vanity sink with storage, fitted shower cubicle and bath with hand held shower.

Garage 9'2" x 18'4" (2.8 x 5.6)
With up and over garage door with inbuilt pedestrian door, lighting overhead and electric points. Internal door through into entry hall.

Garden
With paved patio area, lawn, shed for storage and various planter beds with mature plants. Established borders with fence panels and gate to side for access.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band
The council tax band is F.

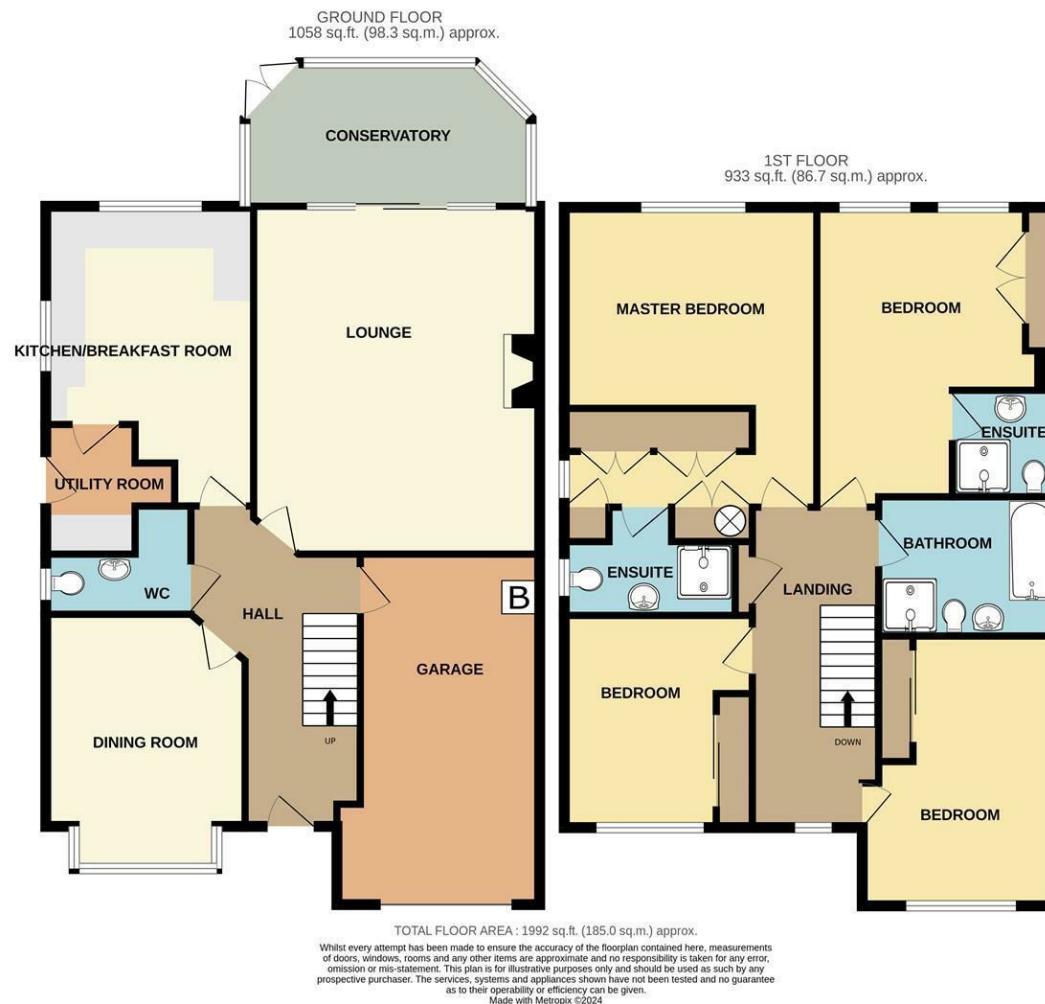
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Property Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



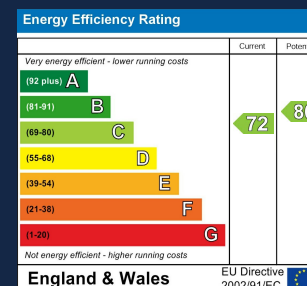
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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