



22 Cooks Cross, Alveley

BRIDGNORTH WV15 6LS

David Jones
The **North Worcestershire** Property Expert



22 Cooks Cross, Alveley

Offers Over £425,000

A most appealing individual detached property in sought after village location, featuring a fabulous 31' open plan living / dining room with bi-fold doors opening to garden patio. Flexible four bedroom layout and great living space. This is a lovely family home which really must be seen.



*To see video, legal pack and
more information scan QR code*



Alveley is situated midway between Kidderminster and Bridgnorth in the heart of the Severn Valley countryside, whilst the property is within easy walking distance of the village primary school, convenience store and other amenities.

Property at a glance

Detached House

Village Location

4 Bedrooms

2 Shower Rooms

3 Reception Rooms

Attractive Rear Garden

Generous Block Paved Driveway

EPC Rated C





This impressive individual detached property has been extended and re-planned to provide excellent family living accommodation with a most spacious and versatile ground floor layout.

Off the hallway is a guest cloakroom, both areas fitted with Karndean flooring, whilst to the front of the house the lounge has a marble feature fireplace and hearth suitable for an open fire, currently including a coal-effect electric fire.

The jewel in the crown, without doubt, is the splendid open plan orangery-style garden room and dining room, extending to over 31' in length with Karndean flooring and the living area featuring an impressive roof lantern and bi-fold doors providing a stunning vista of the garden patio.

Also to the ground floor, the generous fourth bedroom measures over 17' in length, featuring an independent access door to the front of the property and also incorporating a tiled corner shower cubicle with mixer shower. This arrangement would be ideal for a dependant relative or older child living at home, but also lends itself to a number of alternative uses, such as a home office, studio or treatment room etc.

The kitchen is fitted with a comprehensive range of cream wall & base cabinets, complemented by Karndean tile-effect flooring and a Neff double oven/ microwave grill plus ceramic hob, integrated double fridge, slide-out larder unit, capacious wine rack and breakfast bar. A doorway leads through from the kitchen to the utility room, also with Karndean flooring and fitted with useful storage cupboards plus work surface with under-counter space for white goods, all available by separate negotiation to include freestanding 7 drawer freezer.



The Agent's View: "Alveley is a lovely village with a thriving community. It's a great place to bring up a family, and it's such a bonus to have the Severn Valley Country Park on your doorstep....."

To the first floor the front and rear double bedrooms are both equipped with a range of fitted wardrobes having sliding mirrored doors.

The third bedroom has been extended to more than double its original size, essentially forming two distinct areas separated by a squared archway.

This works well as a bedroom & dressing room arrangement, featuring useful in-built wardrobe space.

The shower room features wall tiling, Karndean tile-effect flooring, wc, pedestal hand basin, chrome heated towel rail and walk-in cubicle with mixer shower.

Outside, there is a generous block paved driveway with a specimen red acer tree, whilst to the rear is a neatly laid out garden with glass balustraded patio terrace, small shaped lawn edged with shrubbery borders plus octagonal summer house and gated pathway to right hand side.

Council tax is payable to Shropshire Council rated as Band D, subject to an improvement indicator which means the band will be reviewed upon a sale of the property to take account of any improvements carried out.

EPC rating is C.

Mains gas, electricity, water & drainage are all connected. Central heating is gas-fired and windows all feature upvc double glazing.



The Seller's View

"Life in Alveley surrounded by the most beautiful Shropshire countryside, fresh air, peace and tranquility, who could ask for anything more? Most certainly, the best decision we ever made!

Situated almost at the end of the village, life is particularly peaceful, as most traffic is only to the few properties around.....horsepower is often the four legged variety, families enjoying countryside walks and or exercising their dogs.

Village life.....our home....it's the place we always want to return to, enjoying outside living, summer barbecues, relaxing with family and friends, evening strolls, popping into one of the three local hostelrys for a meal or a drink with friends and all within walking distance! The village offers lots of activities and opportunities for meeting others with likeminded interests!

Village life can be as inclusive as you want it to be, your choice!"



“My favourite room – The Garden Room”

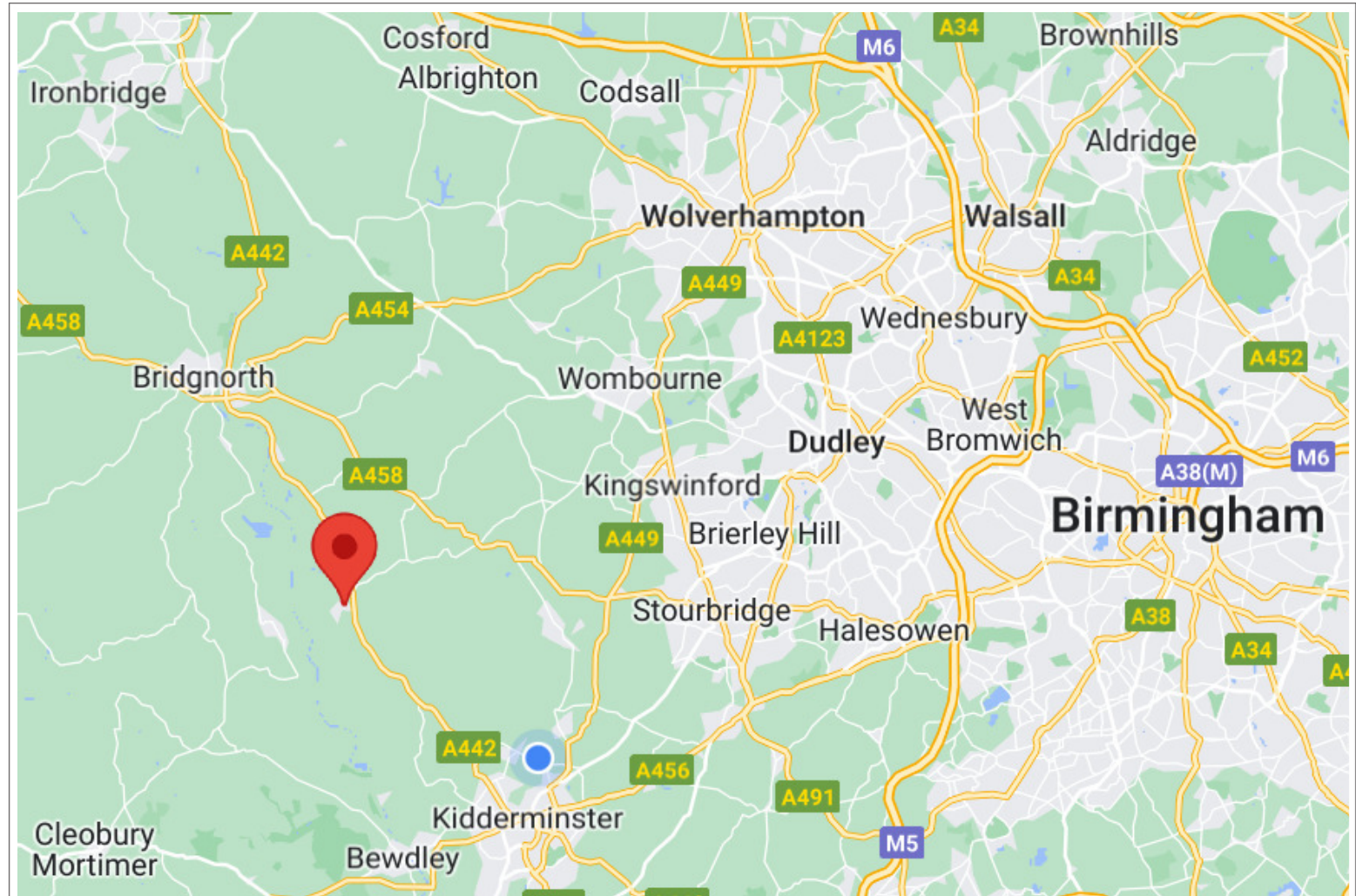
Directions

Alveley is located off the A442 main road between Bridgnorth and Kidderminster.

Upon reaching Alveley turn off the main road into Daddlebrook Road which leads into the village.

Proceed for approx 200 yards passing through the chicane before taking the first right turn into Cooks Cross.

Continue for another 200 yards then the property will be found on your right hand side.



Amenties/Distances

Londis Convenience Store 88 metres

Alveley Primary School 0.1 mile

Alveley Medical Practice 0.6 mile

Severn Valley Country Park 1.4 miles

Bridgnorth (High Street) 6.8 miles

Kidderminster (Railway Station) 7.8 miles

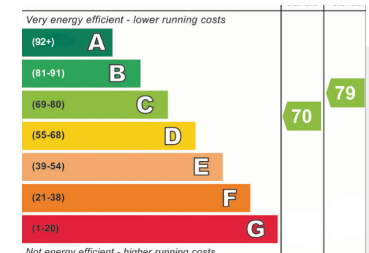
Wolverhampton (City Centre) 15 miles

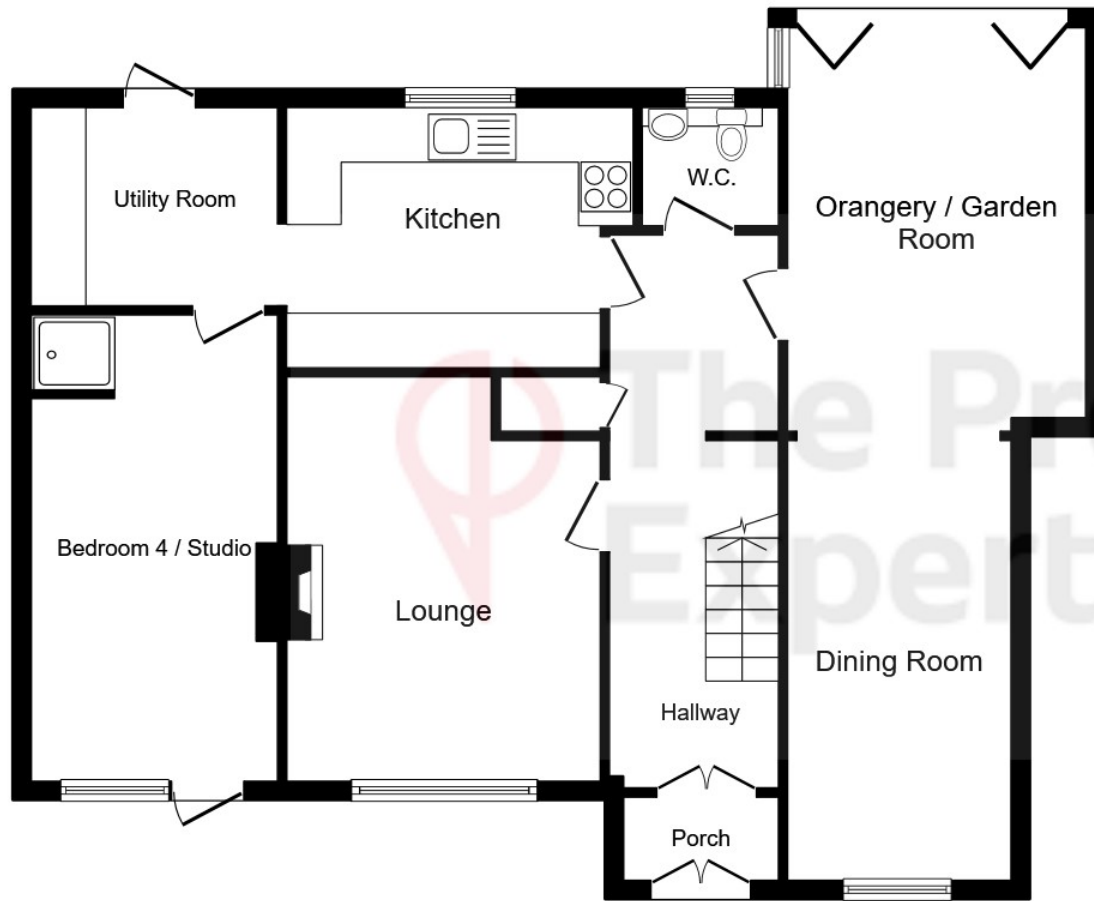
Birmingham (City Centre) 22 miles

Birmingham (Airport) 30 miles

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Ground Floor



First Floor

Total floor area 140.5 sq.m. (1,513 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

About the Area

The Village of Alveley

Alveley is conveniently located midway between Bridgnorth and Kidderminster, in the heart of the glorious Shropshire countryside, yet easily accessible to the West Midlands conurbation.

This is a lovely place to raise a family, with the Severn Valley Country Park giving access to miles of picturesque walks along the River Severn, including access to the steam railway line and visitor centre at neighbouring Highley.

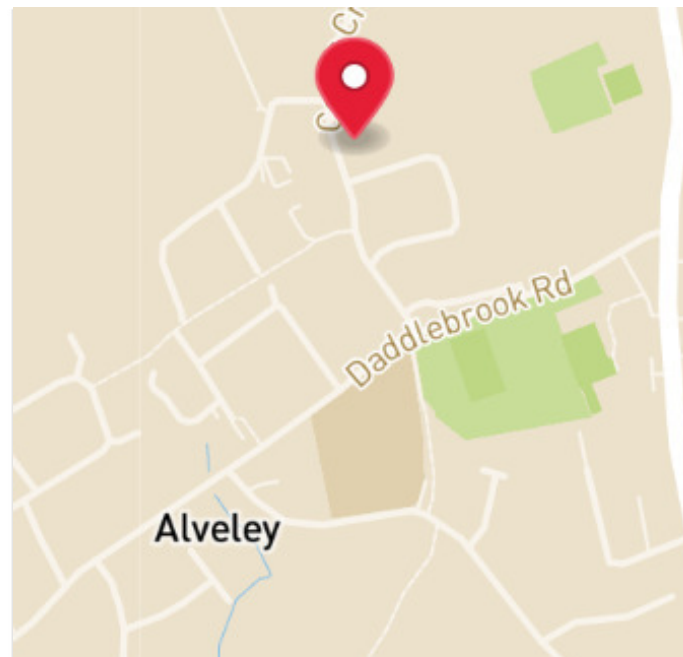
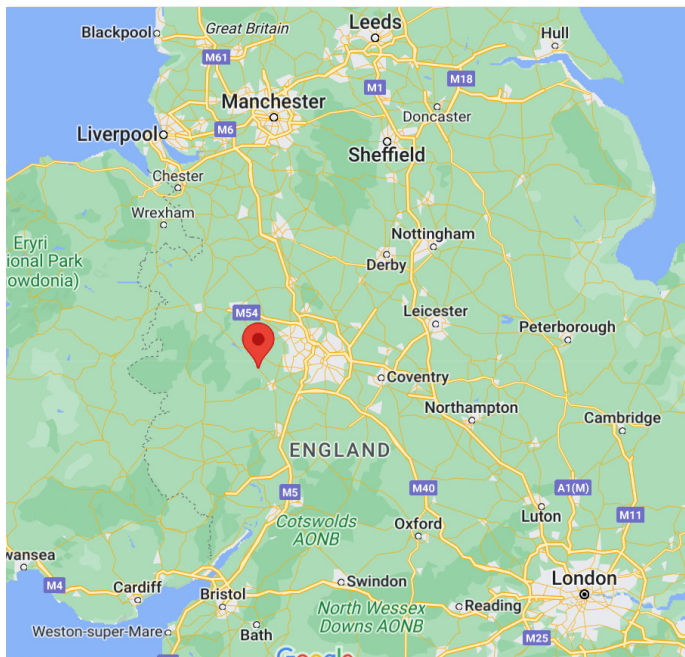
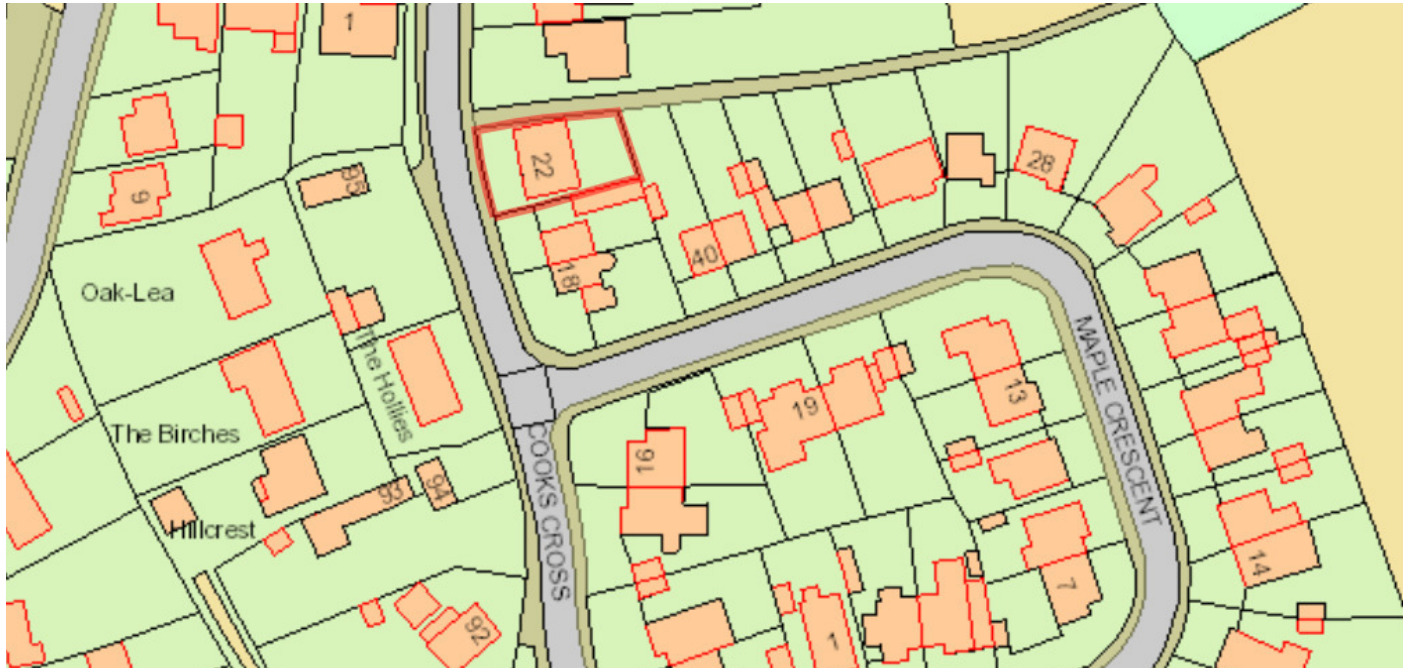
For a small village there are a surprising number of amenities and social interest groups in Alveley, including three village inns, a convenience store, Indian & Chinese takeaways, cricket club, tennis club, doctors surgery, village hall, St Mary's church which dates from 1140, and Alveley Primary School, currently rated as 'Good' by Ofsted.



Severn Valley Country Park

Set in the peaceful, scenic valley of the River Severn, the park provides 126 acres of beautiful countryside and wonderful views which span both sides of the longest river in the country. The woodlands, ponds and meadows of the park around are found in 2 separate sites located at Alveley and Highley. Visitors can explore way-marked walking routes and see rare wildlife that has been lost from the wider countryside.

Plot Size: 0.08 Acre



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David Jones

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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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