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16 Brampton Close
Cookley

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16 Brampton Close, Cookley, Kidderminster, DY10 3TW

Located in the desirable north Worcestershire village of Cookley this spacious well-presented three-bedroom semi-detached home offers scope to extend subject to the necessary local authority consents.

Occupying a cul-de-sac location on the edge of the village, accommodation comprises entrance hall through lounge, kitchen diner and utility area, three bedrooms together with stylish shower room and separate wc at first floor level.

Located between Kidderminster and Kinver the village offers a Tesco Express, public houses and amenities including schools plus an excellent village hall and sports club facilities. There are excellent road links and easy access to Birmingham and the West Midlands conurbation. Directly opposite the property is an attractive open aspect which adds to the attraction this home offers.

The approach is via a driveway which provides driveway parking and there is a lawned fore garden with mature shrubs and attractive landscaping.

A canopy porch leads to the central reception hall with staircase to first floor.



The through lounge is a light room which benefits from large windows and there is an electric log fire and fireplace which gives a cosy ambience in the winter months. The house itself benefits from gas-fired central heating and double-glazed windows.

The dining kitchen is also a through room with shaker-style kitchen with inset sink and a slot-in oven and hob with hood plus flush ceiling lighting. A stable door leads to a rear lobby/utility and plumbing for washing machine.

At first floor level the landing gives access to three bedrooms, two are double rooms, bedroom 2 with fitted wardrobes and dressing table and bedroom 3 is well-specified with cabin bed and built-in cupboards currently used as a home office.

The stylish shower room has a shower and vessel style vanity wash basin plus chrome rail radiator. A separate wc and wash basin is a particularly useful arrangement.

The detached garage is currently used as a gym and has a potential home office within the rear section.

The rear garden is lawned with decking area providing space to sit and further gravelled area which could perhaps become a play area together with an additional shed.

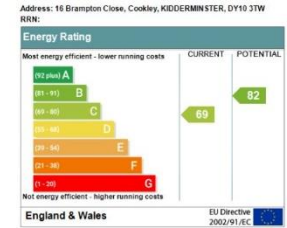


Tenure – Freehold

Council Tax Band - C

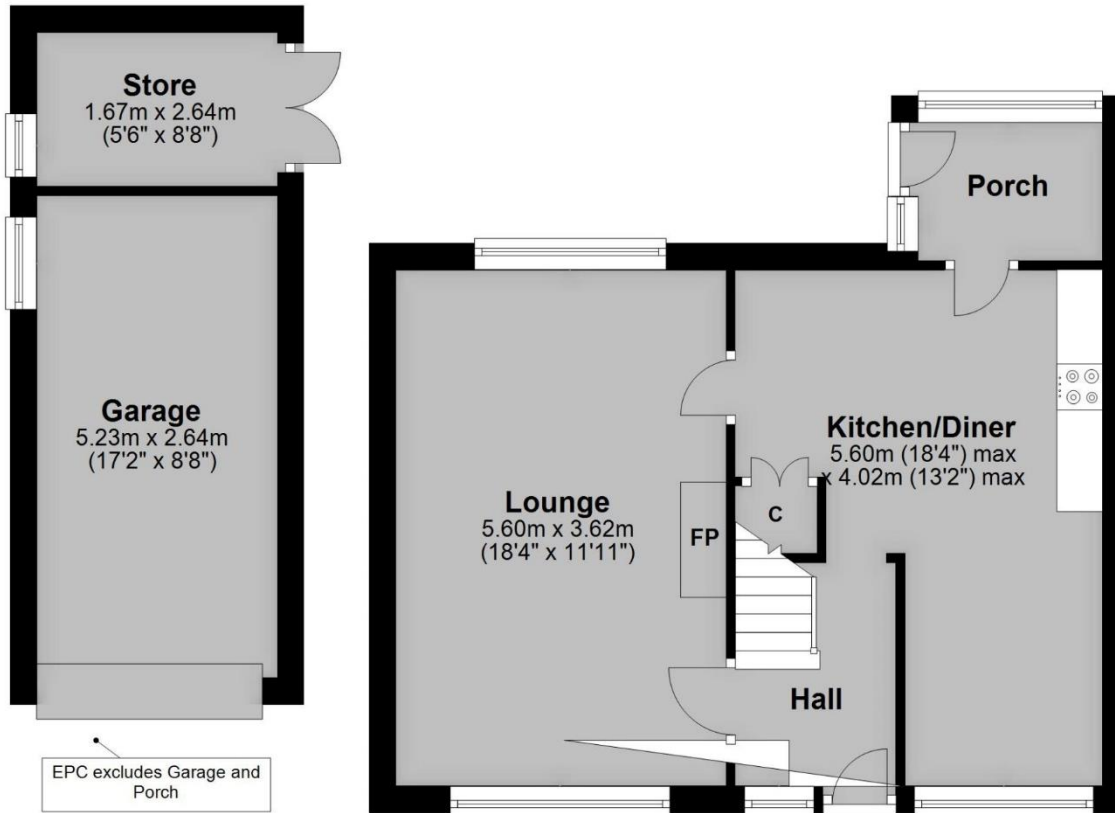


FLOOR PLANS



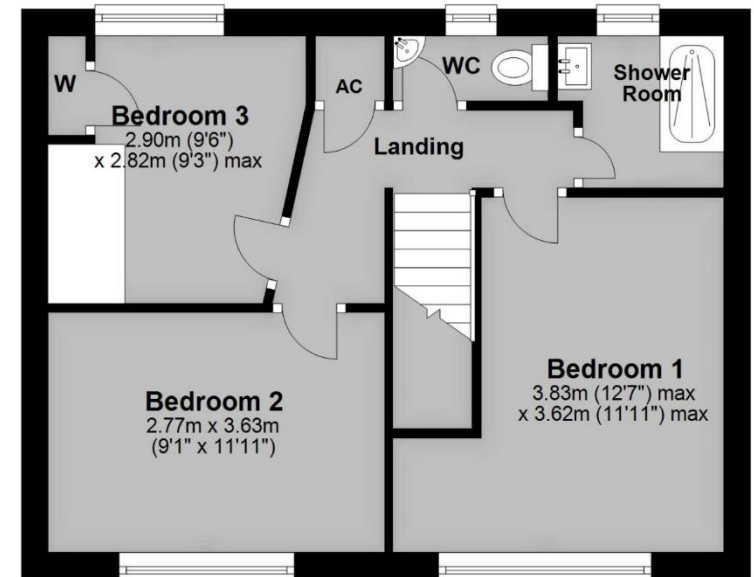
Ground Floor

Approx. 68.0 sq. metres (732.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.4 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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