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27 Red Oak Drive
Cookley

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27 Red Oak Drive, The Crescent, Cookley, Kidderminster,
DY10 3GH

This beautifully presented detached home with 4 double bedrooms, master with en suite shower room, lounge, separate study, lovely dining kitchen with shaker style units and integrated appliances plus separate utility/wc with integrated washing machine and guest cloakroom provision.

Built by Bovis Homes to their particularly well-planned Aspen design and purchased new in September 2022 benefitting from the residue of a 10-year NHBC warranty.

The property is located at the head of an exclusive cul-de-sac forming part of this attractive development conveniently placed for local amenities within Cookley, Kidderminster and the adjoining West Midlands conurbation. Surrounding it is beautiful open country side ideal for country walks and outdoor pursuits. With driveway parking for three cars there is also the benefit of an electrical car charging point.

The front door leads to central reception hall with staircase rising to the first floor with useful under stairs storage cupboard.



The utility/wc room provides a guest cloakroom with low level wc and wash basin with built in units and integrated washing machine. Which is a useful feature to keep the washing function out of the kitchen.

The lounge provides a peaceful retreat from family living and there is a useful study for a work from home option. The lovely dining kitchen will no doubt form the centre of family living with its shaker style cabinetry, integrated appliances including double oven, fridge freezer, dishwasher and hob.

Bifold doors open to the garden which brings the outside in particularly during the spring and summer months.

The staircase rises to the first-floor landing with useful double linen cupboard for storage.

All bedrooms are doubles, the master bedroom features an en suite shower room with shower, wash basin and low level wc with stylish fittings. There are 3 other bedrooms (4 in total) and house bathroom featuring a bath with shower over, wash basin and wc again stylishly equipped. The rear garden comprises patio with lawn and is an enclosed haven for relaxing or entertaining during the warmer months in particular.



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we sell **homes.**



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Tenure – Freehold

EPC – B

Council Tax Band – E

Broadband and Mobile coverage –
<https://checker.ofcom.org.uk>

Construction – Conventional Construction brick work with
pitch-tiled roofs

*Please note Floorplans and Dimensions are provided by
Bovis Homes

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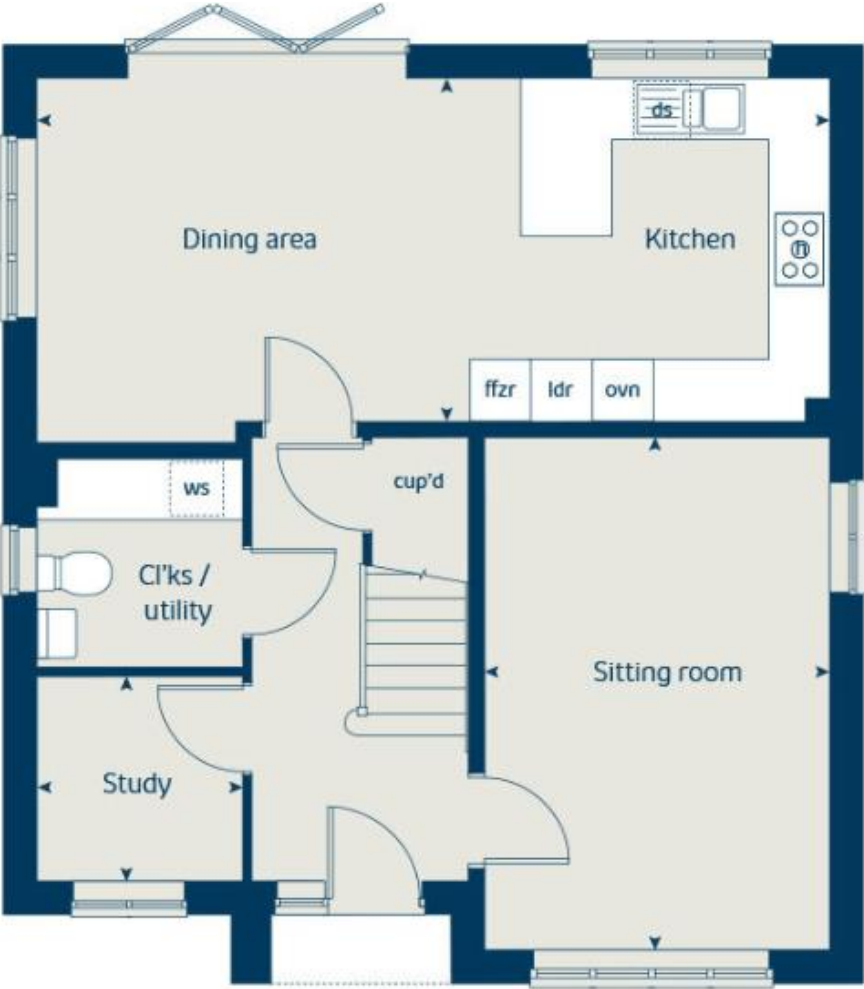




FLOOR PLANS

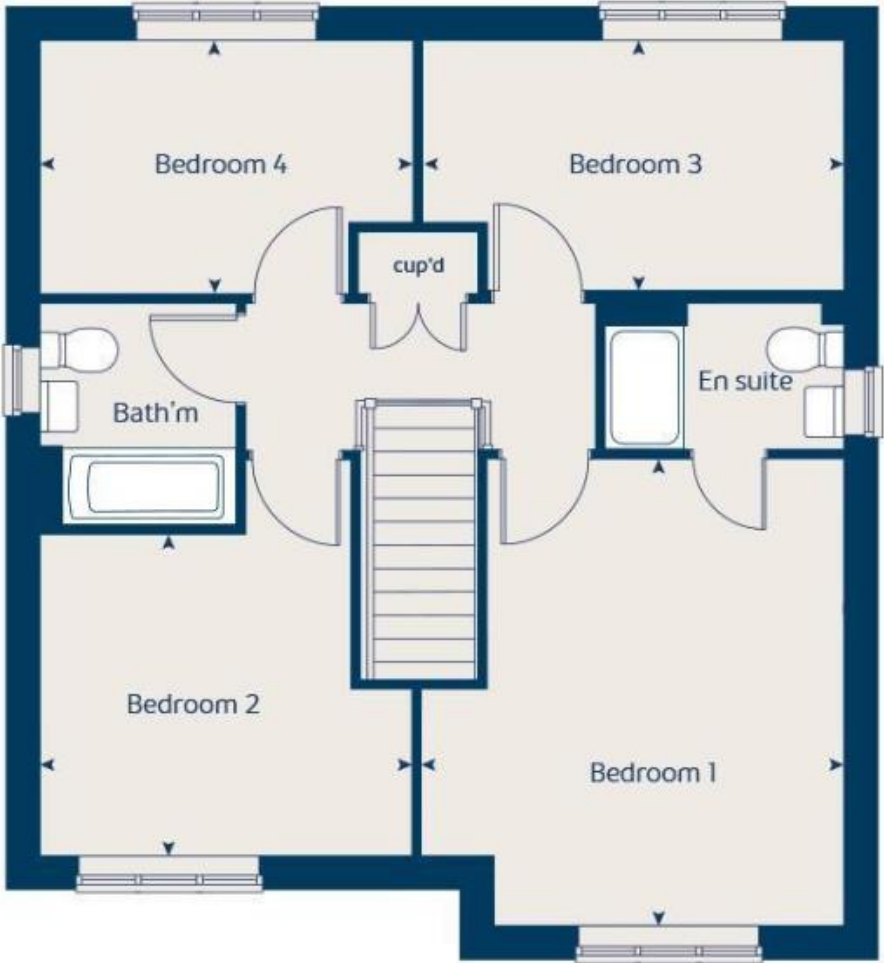
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Kitchen / dining area	25' 6" x 11' 0"
7.77 x 3.37	
Sitting room	16' 6" x 11' 1"
5.04 x 3.39	
Study	6' 7" x 6' 7"
2.01 x 2.01	

First Floor



Bedroom 1	14' 8" x 12' 5"
4.52 x 3.81	
Bedroom 2	12' 6" x 10' 2"
3.87 x 3.11	
Bedroom 3	13' 4" x 7' 9"
4.07 x 2.42	
Bedroom 4	11' 10" x 8' 0"
3.61 x 2.45	

Net internal area
1370 ft²



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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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