



13 WOODLANDS ROAD

COOKLEY | KIDDERMINSTER || DY10 3TL



Halls are proud to present the wonderfully presented, Woodlands Road.

The property is entered via a welcoming hallway leading through to a spacious living room with feature bay window and fireplace, together with a separate dining room enjoying views and access onto the rear garden. The kitchen is fitted with a cooker, dishwasher and fridge. The kitchen leads onto direct access to a multi-functional room playroom/home office/utility room etc, newly refurbished downstairs WC and garage.

Upstairs are 3 bedrooms with a fantastic bathroom, featuring a bath and a separate double shower cubicle.

The accommodation is bright and well balanced throughout and a true family home.

Halls are now offering Reposit as an alternative to the traditional five-week tenancy deposit.

Under this scheme, eligible tenants can choose to pay the equivalent of one week's rent to join Reposit, rather than providing the standard five-week cash deposit. This offers tenants a more affordable way to move by reducing the upfront costs associated with securing a property

£1,300 Per Month



- Spacious semi-detached family home
- Three well-proportioned bedrooms
- Two reception rooms
- Kitchen with adjoining utility
- Integral garage and driveway parking
- Highly sought-after Cookley village location

SITUATION

Cookley is a highly regarded Worcestershire village offering an excellent range of day-to-day amenities together with a strong community feel. The village benefits from a local shop, public houses, recreational facilities and well-regarded primary schooling, whilst the surrounding countryside provides attractive walking routes and canal-side pursuits.

The nearby town of Kidderminster offers a more comprehensive range of shopping, leisure and educational facilities together with rail services providing direct connections towards Birmingham and Worcester. The area is also particularly well placed for commuting via the A449, A456 and wider Midlands motorway network.

W3W

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DIRECTIONS

From the agent's office on Franche Road, head north, taking the third exit at the roundabout onto Wolverley Road. At the next roundabout, take the third exit onto Wolverley Road before turning left onto Wolverhampton Road, then left again onto Castle road. Turn left onto Westhead Road and then turn right onto Woodlands Road, where the property will be on your right.

SCHOOLING

The property is well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include Cookley Sebright Primary School (with in walking distance) Offmore Primary School, Comberton Primary School and St Georges C of E Primary School, all serving the Kidderminster area and offering well-regarded primary education.

For secondary schooling, Wolverley High School (bus service available from Cookley) and Baxter College also offers a strong secondary option nearby, together with independent schooling available at Heathfield Knoll School and Nursery. Holy Trinity School provides an additional all-through option from Reception to Sixth Form. Bus services from Cookley are also available to Kinver High School.



PROPERTY

A spacious and well-positioned semi-detached family home situated within the highly sought-after village of Cookley. The property provides a practical and versatile layout ideally suited to modern family living, with generous reception space, three bedrooms, off-road parking and a garage.

The accommodation is entered via a welcoming hallway leading through to a spacious living room with feature bay window and fireplace, together with a separate dining room enjoying views and access onto the rear garden. The kitchen is fitted with a range of wall and base units together with ample work surface space and direct access to a multi-functional room playroom/home office/utility room etc, newly refurbished downstairs cloakroom and garage facilities, providing excellent practicality for everyday family life.

The accommodation is bright and well balanced throughout.

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OUTSIDE

The property enjoys a rear garden incorporating lawned areas, mature planting and paved seating terraces, offering an excellent environment for outdoor entertaining and family enjoyment.

To the front is a driveway providing off-road parking together with access to the integral garage.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

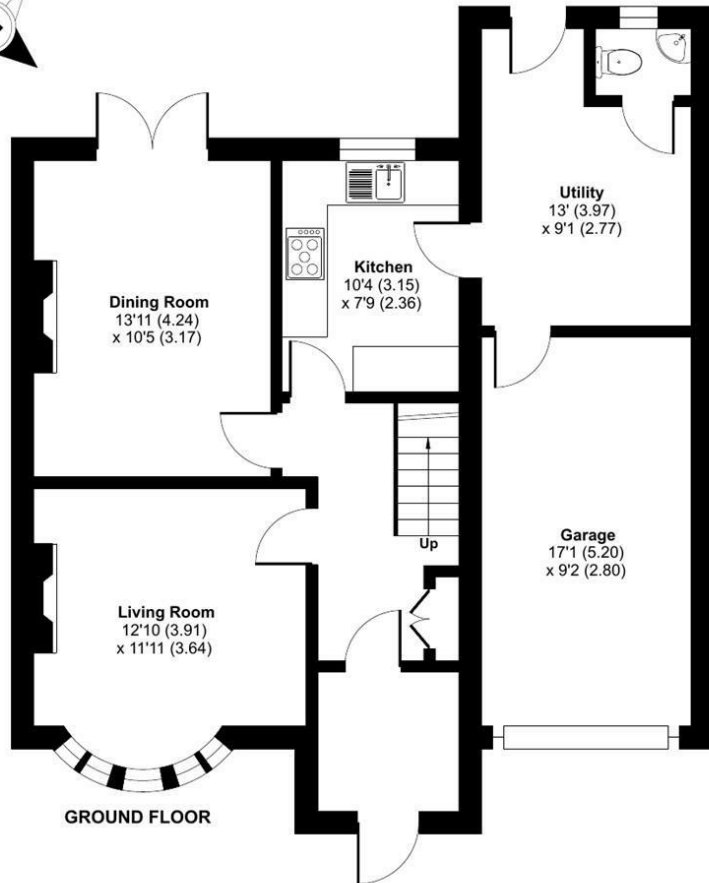
COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

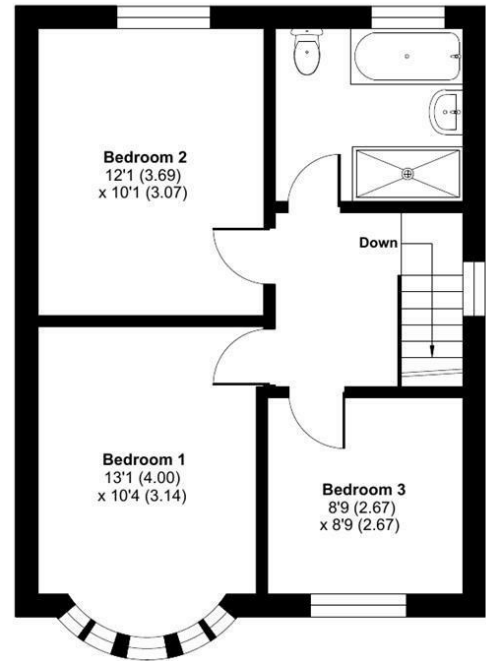
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1094 sq ft / 101.6 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1251 sq ft / 116.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1466774

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



KIDDERMINSTER LETTINGS

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www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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