



16 Portway Place

Cookley, DY10 3UJ

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

End-of-terrace home with generous living spaces, character features and a mature garden, positioned in a popular village setting within Cookley.

- A spacious end-of-terrace home arranged over two floors
- Characterful dining room and a dual-aspect living room with log-burning stove
- Expansive rear garden with level lawn, mature borders and paved patio
- Driveway parking and gated side access to the garden
- Well placed in Cookley for village amenities, transport links and countryside walks

This well-presented end-of-terrace home offers versatile accommodation across three bedrooms, two reception rooms and a family bathroom. Fitted oak units, integrated cooking appliances and a window over the sink create a functional kitchen opening to the dining room. The generous living room stretches to sliding patio doors and a brick fireplace with log-burning stove. Upstairs, three bedrooms are served by a four-piece bathroom. A long garden with patio and driveway parking completes the picture.

1347 sq ft (125.1 sq m)





The kitchen

Designed for family cooking and casual dining, the kitchen is arranged with fitted oak units along two walls. Tiled work surfaces incorporate a gas hob with extractor and a double oven built into a tall housing unit. A stainless steel sink and drainer sit beneath a window looking over the garden, while an opening leads directly into the dining room for effortless serving.





The dining room

Ideal for everyday meals and entertaining, the dining room sits adjacent to the kitchen and forms the hub of the ground floor. A striking exposed brick chimney breast with arched recess and built-in shelving adds character. A wide front-facing window brings in the outlook and a timber staircase rises to the first floor, while an open connection leads back into the kitchen.





The living room

Stretching the full depth of the home, the living room provides plenty of space for relaxation and family gatherings. A log-burning stove sits within a brick fireplace topped by a timber mantel, forming a cosy focal point. Glazed sliding doors open onto the rear patio and garden.



The primary bedroom

The primary bedroom offers generous proportions for rest and dressing. A wide window frames views across the surroundings, while the layout allows for freestanding storage furniture. There is ample floor space for a large bed alongside additional furnishings.



The second bedroom

The second bedroom accommodates guests or family members comfortably. It benefits from a broad window to the front and the room provides space for a bed and freestanding storage.



The third bedroom

Currently arranged as a study, the third bedroom is versatile enough to serve as a bedroom or workspace. It benefits from extensive fitted cupboards and open shelving along one wall. A large window overlooks the rear garden and there is room for a desk or single bed.



The bathroom

Serving all three bedrooms, the family bathroom presents a generous four-piece suite. A corner bath with mosaic-tiled surround invites relaxation and is complemented by a separate curved shower enclosure. A pedestal wash basin, a WC and a bidet complete the suite, while frosted windows provide natural light and privacy.



The garden

The rear garden extends the living space outdoors for relaxation and play. It features a level lawn bordered by mature trees and shrubs and a paved patio immediately outside the home. Stone steps link the patio to the lawn and deep flowerbeds provide seasonal colour and interest.



Location

Cookley is a popular village just north of Kidderminster, offering a friendly community atmosphere and a range of everyday amenities. Residents enjoy local shops, pubs and cafés together with sporting clubs and scenic walks along the Staffordshire and Worcestershire Canal. Primary schooling is available in the village, and secondary schools can be found in the nearby towns. Road links provide easy access to Kidderminster and Stourbridge, and there are bus services connecting to surrounding areas.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.



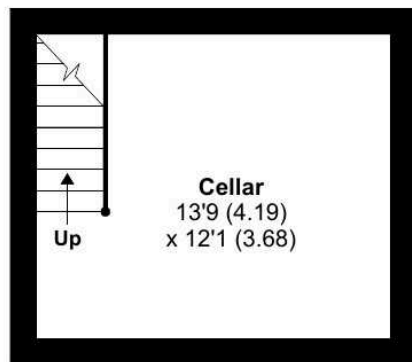
Portway Place, Kidderminster, DY10

Approximate Area = 1347 sq ft / 125.1 sq m

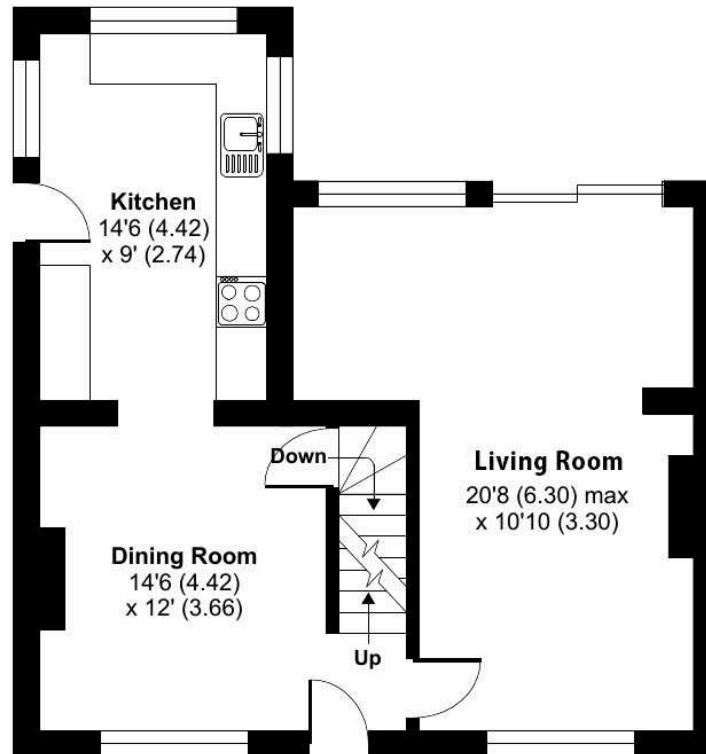
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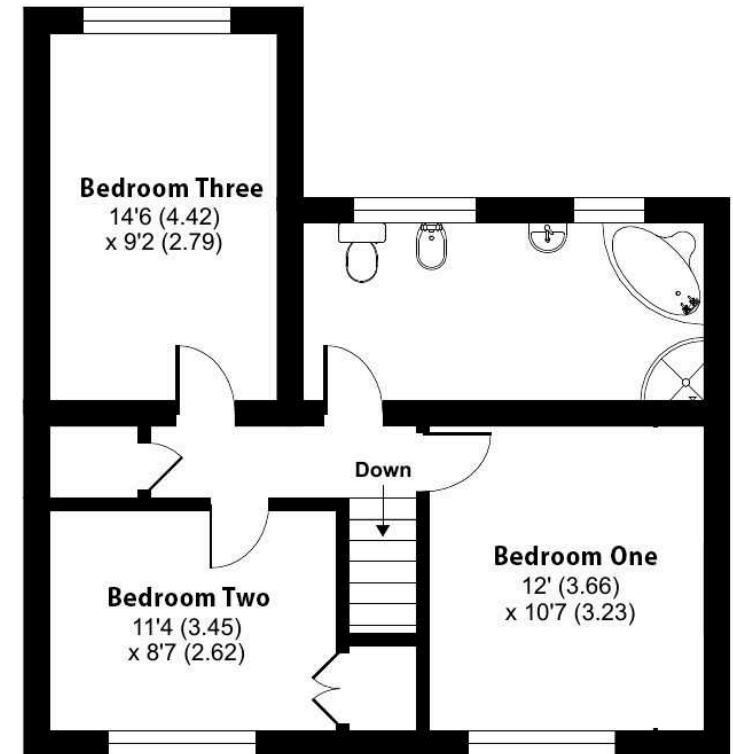
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Andrew Grant. REF: 1450565



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com