



EDEN MIDCALF  
— SALES & LETTINGS —

£330,000  
The Crescent  
Cookley, DY10 3RY

## PROPERTY SUMMARY

An extended and beautifully positioned two-bedroom semi-detached home (originally designed as a three-bedroom property), situated within the highly sought-after semi-rural village of Cookley, on the outskirts of Kidderminster. EPC=C

3



1



2







Approximate total area<sup>(1)</sup>  
 985 ft<sup>2</sup>  
 91.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**EDEN MIDCALF**  
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