



8 HIGHFIELD ROAD

COOKLEY | KIDDERMINSTER | | DY10 3UB



An attractive and well-proportioned three-bedroom family home occupying a desirable corner plot, offering spacious and versatile accommodation, established gardens and a convenient position within the popular village of Cookley.

Offers in the region of £325,000



- Three-bedroom family home
- Desirable corner position
- Two generous reception rooms
- Separate dining room
- Established gardens
- No onward chain

Halls are delighted with instructions to offer Highfield Road for sale by Private Treaty.

An attractive and well-proportioned three-bedroom family home occupying a desirable corner position, offering two reception rooms, a separate dining room and established gardens, conveniently situated within the popular village of Cookley, offered For Sale with No Onward chain.

SITUATION

Situated within the popular Worcestershire village of Cookley, a well-established community conveniently positioned between Kidderminster and the surrounding countryside.

The village offers a useful range of everyday amenities and is particularly well placed for access to Kidderminster, with its extensive selection of shops, supermarkets, leisure facilities and transport connections.

The surrounding area is renowned for its attractive countryside, providing excellent opportunities for walking and other outdoor pursuits, whilst the nearby road network allows convenient access throughout Worcestershire and towards the wider West Midlands

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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 right onto Lionfields Road and then left onto Beeston Road, continuing onto Highfield 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

The property provides well-proportioned living accommodation arranged across two floors, comprising, on the ground floor, an entrance hall, reception room, family Room, kitchen and separate dining Room and WC, together with three first-floor bedrooms and a family bathroom.

The principal entrance opens into a welcoming entrance hall, where stairs rise to the first floor and doors provide access to the ground-floor accommodation.

The reception room is positioned to the front of the property and provides excellent proportions with ample space for comfortable seating.

A further generously proportioned family room provides an excellent additional living space and enjoys an outlook towards the gardens.

The kitchen is fitted with a selection of base and wall units together with provision for appliances and leads through to the separate dining room, which provides ample space for a dining table and chairs and offers an ideal setting for family dining and entertaining.

On the first floor, the landing provides access to three bedrooms, including a particularly well-proportioned principal bedroom, together with the family bathroom.

OUTSIDE

A particular feature of the property is its attractive corner position, with established gardens extending around the house and creating an appealing setting.

The gardens are principally laid to lawn and complemented by an excellent variety of mature shrubs, plants and established borders, providing colour and interest throughout the year.

To the rear is a further generous lawned garden with established planting and mature trees, providing an attractive space for outdoor dining, entertaining and recreation.



SERVICES

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

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

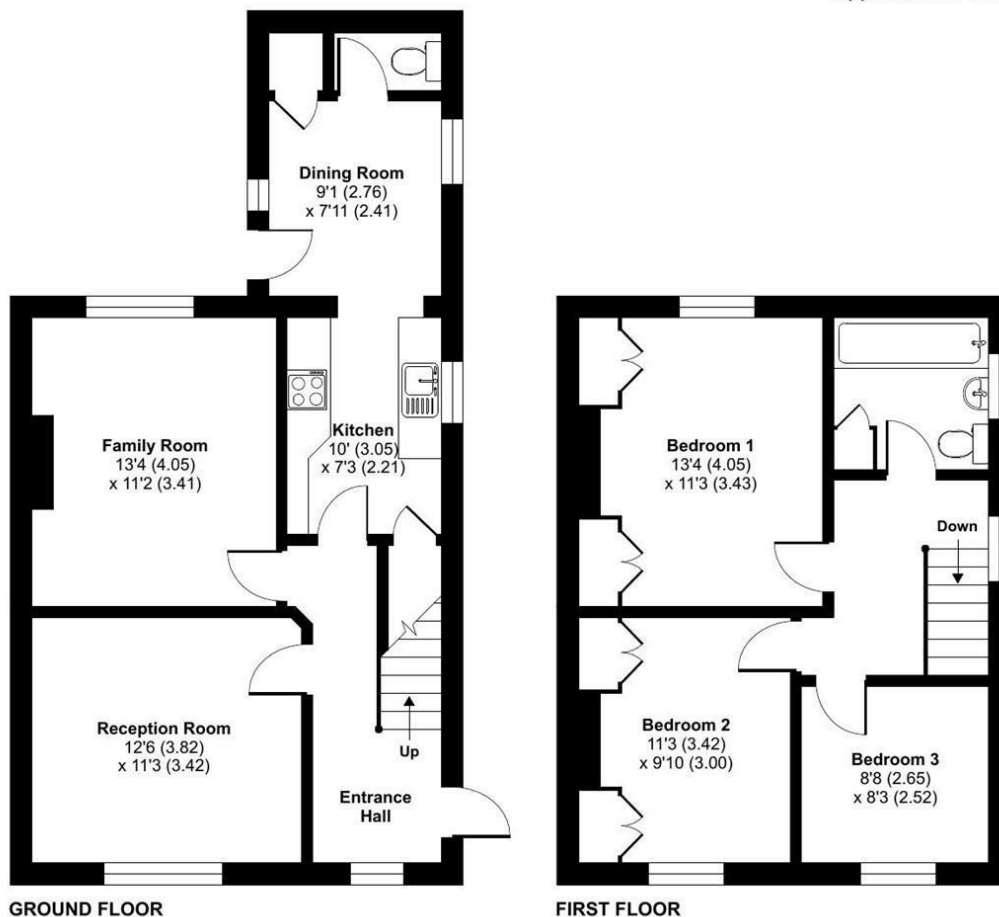
VIEWINGS

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



Approximate Area = 1061 sq ft / 98.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1513168

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	

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880

✉ kidderminster@hallsgb.com

➡ www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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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