



18 Elm Place

Cookley, DY10 3TS

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A circa 1950 semi-detached home offering scope to improve with generous living space, mature garden and off road parking.

- A semi-detached home offering three bedrooms and the opportunity for a full renovation project
- Generous living room with a feature fireplace and wide window
- Mature rear garden with lawn, paved path and established planting
- Driveway providing ample off-road parking and easy access to the entrance
- Situated within an established residential area of Cookley close to village amenities and transport links

This semi-detached home, dating from around 1950, offers a well balanced layout with scope for improvement. The ground floor includes a generous living room with central fireplace and a separate kitchen opening to the garden. Upstairs there are three bedrooms served by a bathroom and separate WC. Outside, the rear garden is mainly laid to lawn with mature shrubs and a paved path, while the driveway to the front offers off road parking.

891 sq ft (82.7 sq m)





The kitchen

Providing a practical space for day to day cooking, the kitchen is fitted with base and wall cabinets and a stainless steel sink. A back door leads directly to the garden and a window above the sink offers a pleasant outlook. The room connects to the hallway and the living room.





The living room

Providing ample space for both seating and dining, the living room forms the main reception area of the home. A central fireplace creates a focal point and dual aspect windows bring in ample light. The room has an open link to the kitchen and a doorway to the hallway, making it a versatile space for everyday living.





The primary bedroom

Designed as the principal sleeping space, the primary bedroom offers generous proportions and flexibility for bedroom furniture. A wide window provides an outlook over the front and allows the room to feel open. Its location on the first floor ensures easy access to the bathroom and other bedrooms.



The second bedroom

This second bedroom provides a comfortable double or twin room suited to a variety of uses. A window overlooks the rear garden. Its rectangular layout allows for flexible positioning of furniture and it sits adjacent to the bathroom.



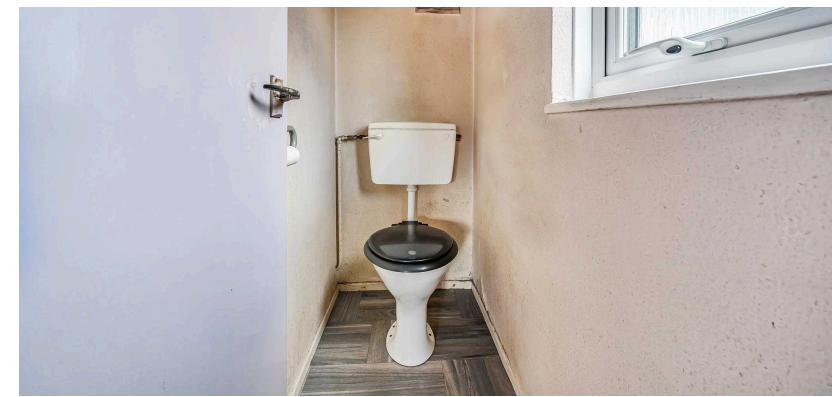
The third bedroom

Suited to use as a single bedroom or home office, the third bedroom completes the first floor accommodation. A window looks to the front of the home. Despite its compact size it offers functional sleeping or work space within close reach of the landing.



The bathroom

Serving the first floor, the bathroom includes a panelled bath with twin taps and a pedestal wash basin. A frosted window provides natural light and privacy while wall tiling surrounds the bath. A separate WC adjoins the room for convenience.





The garden

At the rear, the garden offers a generous outdoor space with a lawn bordered by mature shrubs and trees. A paved path runs through the lawn and established hedging and fencing define the boundaries. A shed provides useful storage for garden equipment.



The driveway and parking

To the front of the property, a concrete driveway provides off road parking for two vehicles. A gravelled foregarden sits behind a timber fence and a canopy shelters the entrance door.

Location

Cookley is a well established village close to Kidderminster and enjoys a range of local amenities including shops, public houses and recreational facilities. The surrounding area offers attractive walks along the canal and through nearby countryside. Schools for all ages are available in the locality and regular public transport links provide access to neighbouring towns and the wider West Midlands. Cookley benefits from easy road connections to major routes, making it a convenient base for commuting while retaining a village atmosphere.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 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 A.

Agent Note

The property is constructed using non-traditional pre cast reinforced concrete. Prospective buyers are advised to consult their lender regarding mortgage availability due to its construction type.



Elm Place, Kidderminster, DY10

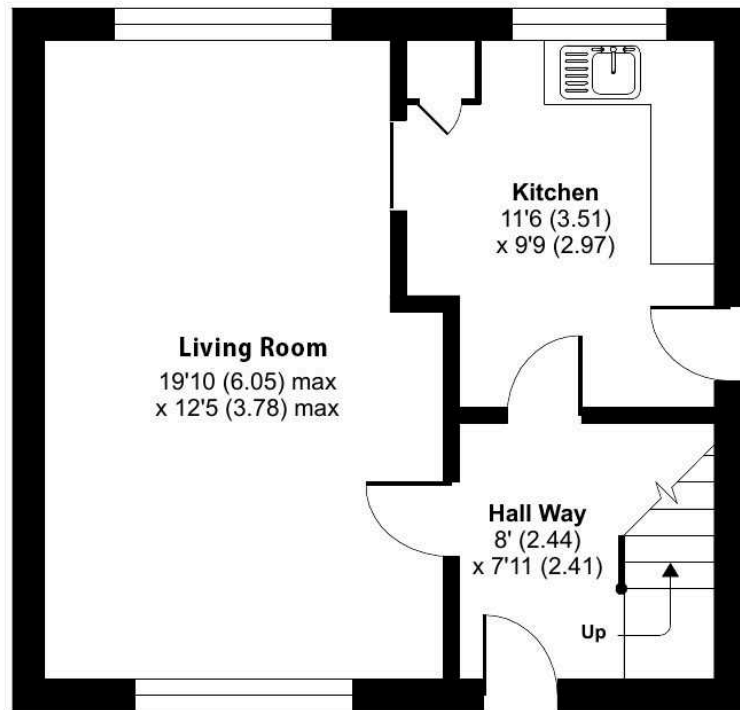
Approximate Area = 840 sq ft / 78 sq m

Outbuilding = 51 sq ft / 4.7 sq m

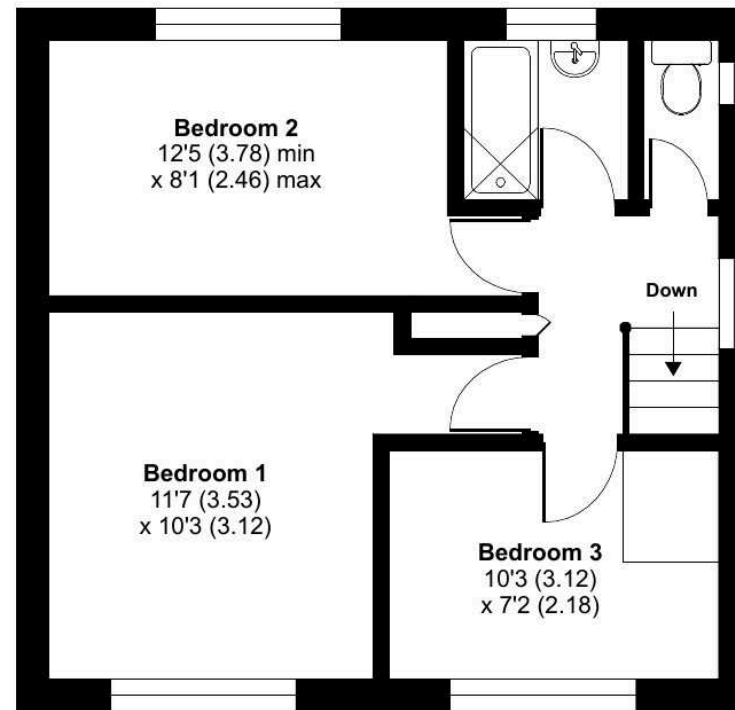
Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale

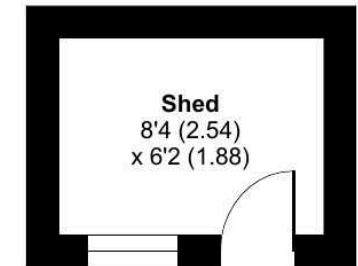
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Andrew Grant. REF: 1447687



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