

FOR SALE

Recluse Cottage, 4 Shrubbery Hill, Cookley, Kidderminster, DY10 3UN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1452211



FOR SALE

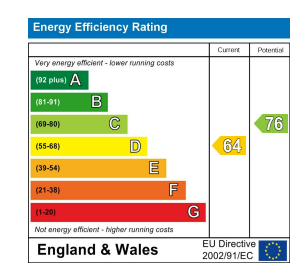
Offers in the region of £268,000

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**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



\*\*\*PRICED TO SELL\*\*\* Tucked away Recluse Cottage is a charming and deceptively spacious three-bedroom village home with loft conversion, character features and an unusually large garden with views, set in the sought-after village of Cookley.



01562 820880  
Kidderminster Sales  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Three-bedroom semi-detached home
- Loft conversion providing a Master Suite
- Two reception rooms
- Characterful and well-presented throughout
- Private garden setting
- Popular village location in Cookley

**DESCRIPTION**

Halls are delighted with instructions to offer Shrubbery Hill for sale by Private Treaty.

A well-presented three-bedroom semi-detached home with a converted loft, offering versatile accommodation, two reception rooms and a private garden, ideally situated in the popular village of Cookley.

**SITUATION**

Cookley is a highly sought-after village offering a range of local amenities including a village shop, pubs and well-regarded primary schooling. The area is surrounded by attractive countryside and canal-side walks, whilst remaining conveniently located for access to Kidderminster and the wider Midlands via the A449 and A456.

**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. Please use postcode DY10 3UB. The property will be on your right via a shared footpath.

**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 charming and deceptively spacious three-bedroom semi-detached home, pleasantly positioned within the popular village of Cookley.

Offering well-balanced accommodation arranged over three floors, the property is ideally suited to families, first-time buyers, or those seeking a home with character and versatility.

The accommodation comprises a welcoming sitting room, a separate dining room ideal for entertaining, a stylish fitted kitchen and downstairs shower room and utility area.

The property enjoys a warm and inviting feel throughout, blending character features with modern touches.

On the first floor are two bedrooms and the main bath/shower room.

The converted loft provides a Master suite including a shower room with peaceful views from the Velux over Kinver edge.

**OUTSIDE**

Externally, the property benefits from a large attractive garden providing a pleasant outdoor space for relaxation and entertaining. With tranquil views from the back garden towards Kinver edge. The garden also benefits from a fully insulated external office, complete with electrics, air conditioning and Wi-Fi, providing an ideal and versatile space for those working from home.

The property is approached via a generous front lawn, complemented by attractive raised beds and a patio area, creating a welcoming first impression.

It should be noted that there is no vehicular access, with the property being approached via a shared ownership footpath, offering a tucked-away and private setting.

**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 £30 (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