



THE BIRCHES, 11 THE CRESCENT

COOKLEY | KIDDERMINSTER | DY10 3RY





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Kidderminster 2.4miles | Bewdley 6.1 miles | Worcester 16.6 miles | Birmingham 26.7 miles | Wolverhampton 14.4 miles
(all mileages are approximate)

AN EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY RESIDENCE.

Exceptional detached family residence in a prestigious village location
Five generous bedrooms including a principal suite with en-suite
Spacious open-plan kitchen/dining room and separate home office
6.08 acre separate parcel of amenity land situated opposite the house
Approximately 1,959 sq ft of versatile accommodation



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

An impressive detached family home occupying a substantial plot within the highly sought-after village of Cookley. Offering over 1,959 square feet of beautifully proportioned accommodation, the property has been thoughtfully designed to provide the perfect balance of generous living space, practicality and flexibility for modern family life.

The accommodation is arranged over two floors and offers five bedrooms, two bathrooms, large reception room and an integral double garage, making it ideally suited to growing families or those requiring space to work from home. Externally, the property is complemented by extensive gardens, a large entertaining terrace and ample driveway parking, all enjoying an attractive backdrop of mature trees and surrounding countryside.

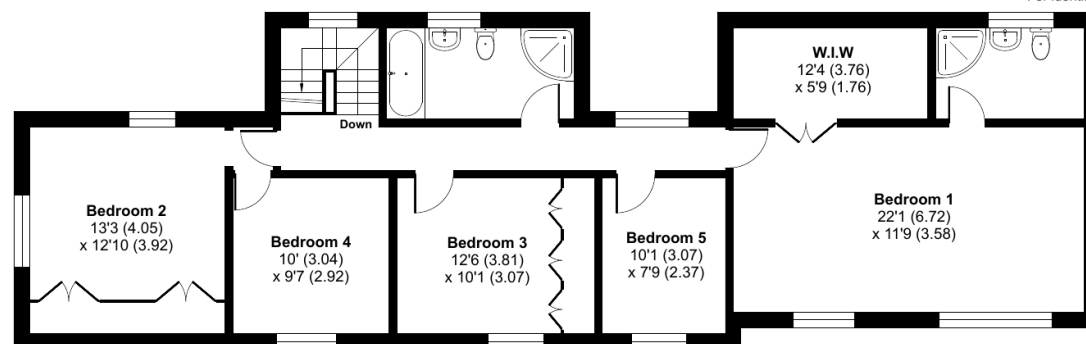
Rarely do homes of this size, position and potential become available within The Crescent, making this an outstanding opportunity to acquire a substantial family residence in one of the area's most prestigious addresses.

PROPERTY

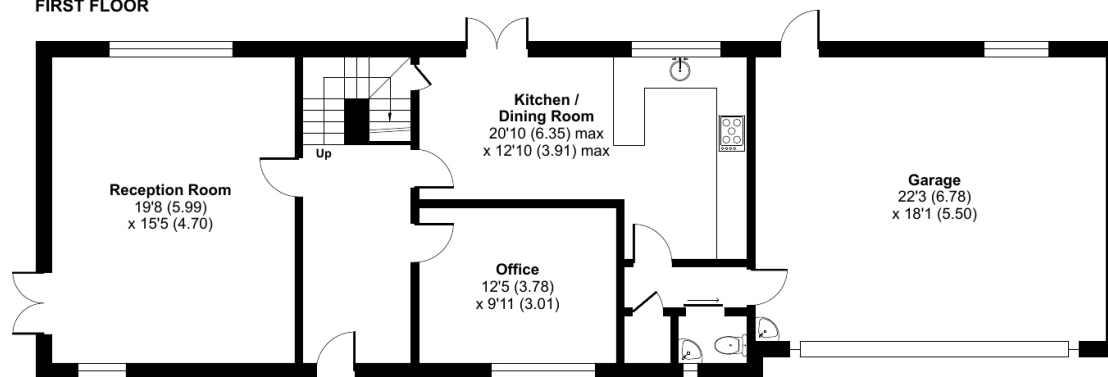
The property is entered via a welcoming entrance hall leading into the downstairs accommodation.

The spacious living room is beautifully proportioned, enjoying dual aspects and an attractive feature fireplace, creating a superb family space filled with natural light. A separate study provides an ideal home office or additional reception room, perfectly suited to modern working requirements.

At the heart of the home is the open-plan kitchen and dining room. Fitted with an extensive range of wall and base units, generous work surfaces and integrated appliances, the kitchen offers both functionality and style, whilst adjoining dining area provides ample



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1498918

room for everyday family meals and entertaining. French doors lead directly onto the rear terrace, seamlessly connecting the indoor and outdoor living spaces.

A useful ground floor cloakroom adds further practicality, whilst the integral double garage offers excellent storage together with potential for conversion, subject to the necessary consents.

To the first floor are five well-proportioned bedrooms. The principal bedroom enjoys a walk in wardrobe together with a spacious en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom to include bath and separate shower. The fifth bedroom offers flexibility as a nursery, dressing room or additional home office depending upon a purchaser's requirements.



GARDENS

The Birches occupies a generous mature plot that significantly enhances the appeal of the property. Doubles gates to the front lead to a spacious driveway which provides ample off-road parking and access to the integral double garage.

The rear gardens are extending predominantly to lawn and bordered by mature trees that provide an excellent degree of privacy. A substantial paved terrace immediately adjoining the property creates the perfect setting for outdoor dining and entertaining.

AMENITY LAND

A notable feature of the property is the separate parcel of amenity land situated opposite the house, which provides excellent outdoor space for recreational use and those wishing to embrace a more rural way of life.

SCHOOLING

Popular primary options include Cookley Sebright Primary School (within walking distance) Offmore Primary School, Comberton Primary School and St Georges C of E Primary School.

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.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

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.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax-G
EPC-D

W3W ///actor.oddly.goal



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



