



4 Lea Lane

Cookley, DY10 3TA

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

An extended three bedroom home offering generous living space, a substantial rear garden, driveway parking and scope for modernisation.

- A three bedroom home providing well proportioned accommodation across two floors, with an extended ground floor layout and considerable potential for modernisation.
- The lengthy living and dining room creates distinct areas for relaxing and mealtimes, complemented by a broad front bay window and central fireplace.
- Three bedrooms occupy the first floor alongside the bathroom, including two comfortable double rooms and a third bedroom suited to flexible everyday use.
- A substantial rear garden features established planting, mature trees, pathways and several areas offering scope for seating, cultivation and outdoor recreation.
- Driveway parking is arranged at the front of the property, accompanied by an adjoining wooden garage providing useful space for storage or practical activities.
- Cookley provides a village setting with access to everyday amenities, schools and surrounding countryside, alongside road connections serving Kidderminster and neighbouring communities.

1090 sq ft (101.3 sq m)





The kitchen

The kitchen provides a practical workspace within the extended part of the ground floor. Work surfaces incorporate a sink beneath the rear window and a hob and oven, accompanied by storage cupboards and space for appliances. Its elongated arrangement connects with the entrance hall and garage.





The living and dining room

Forming the principal reception space, the living and dining room extends across much of the ground floor. A broad bay window and stone fireplace create distinctive focal points and the generous proportions allow separate areas for seating and dining, with an open connection between them supporting entertaining and everyday family life.







The primary bedroom

Providing a comfortable principal bedroom, this well proportioned double room occupies the rear of the first floor. A wide window overlooks the garden, while the regular shape leaves ample floor area for a bed and accompanying furniture.





The second bedroom

Offering another generous double room, the second bedroom faces the front of the home. Its broad proportions provide flexibility for a range of furniture arrangements, with built-in storage positioned along one wall.





The third bedroom

Ideal for use as a single bedroom, nursery or home office, the third bedroom adds valuable flexibility to the first floor. A front facing window provides an outlook towards Lea Lane, while the proportions support a practical arrangement without compromising access.





The bathroom

Bringing the principal facilities together, the bathroom serves all three bedrooms from the first floor landing. It is equipped with a panelled bath, pedestal wash basin and WC, with a window positioned above the bath. The straightforward arrangement provides a practical foundation for future updating as part of the wider modernisation of the home.



The garage

The garage provides a lengthy and versatile space adjoining the property. Of a wooden construction, it offers practical provision for general storage or workshop use. Double doors open towards the driveway, while its position alongside the home allows access to the rear garden beyond.



The garden

Extending a considerable distance behind the home, the rear garden offers generous space for outdoor enjoyment. Established shrubs, hedging and mature trees create a leafy setting, accompanied by pathways and several open areas suitable for seating or cultivation. A useful shed is positioned at the end of the garden, providing additional storage.





The driveway and parking

Providing convenient off road parking, the driveway extends across the front of the property and leads directly to the garage. Its broad entrance allows straightforward access from Lea Lane, while established hedging and a low boundary wall frame the frontage. Together, the driveway and garage provide useful parking and storage provision alongside the home.



Location

The property is beautifully situated just yards away from the village centre and wonderful neighbouring countryside which surrounds Cookley on all sides. The property enjoys lovely rural views from the upper floors looking out towards Wolverley and Shatterford.

Cookley is a thriving village with a real sense of community and represents an extremely sought-after place to live. For a relatively small village there are a surprising number of amenities on offer here, including three pubs, a Tesco Express and village stores, a tearoom and a primary school conveniently placed further along Lea Lane. There is also a fabulous village hall and playing fields.

The village is a fantastic place for those who love the countryside and outdoors, with wonderful beauty spots close by including the renowned Kinver Edge. The Staffordshire Worcestershire Canal also runs through the heart of the village and provides lovely waterside walks to nearby Wolverley and Kinver.

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 Three, Vodafone, O2 and EE (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.

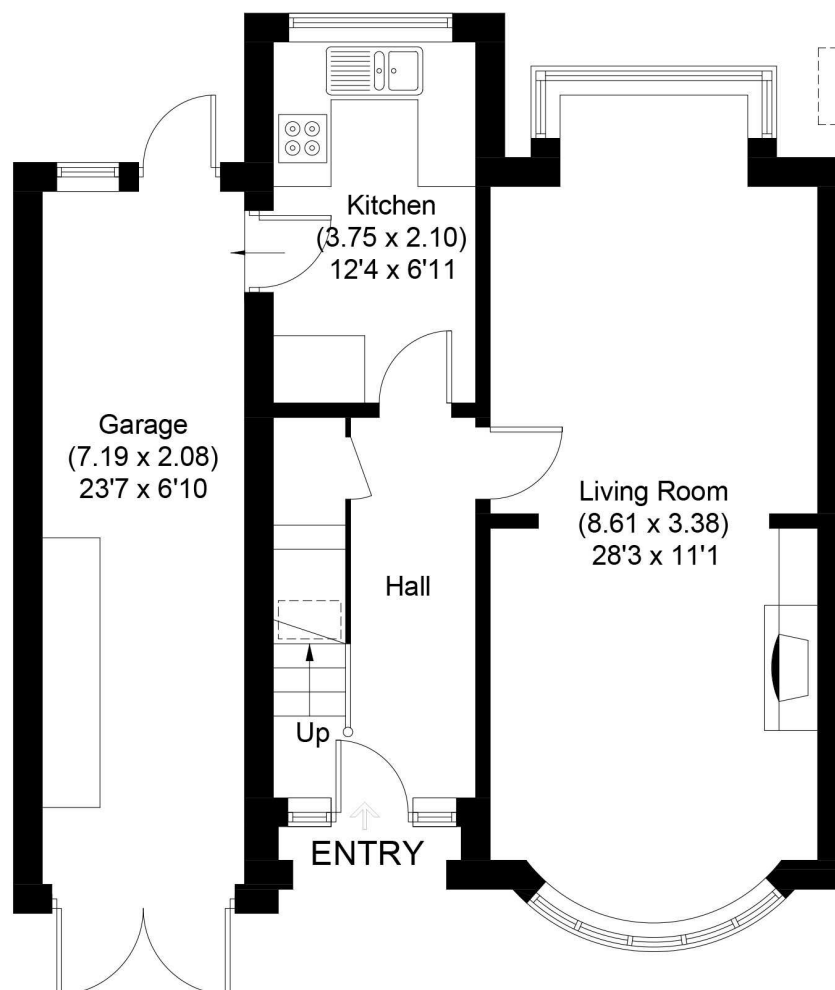
Council Tax

The Council Tax for this property is Band C.



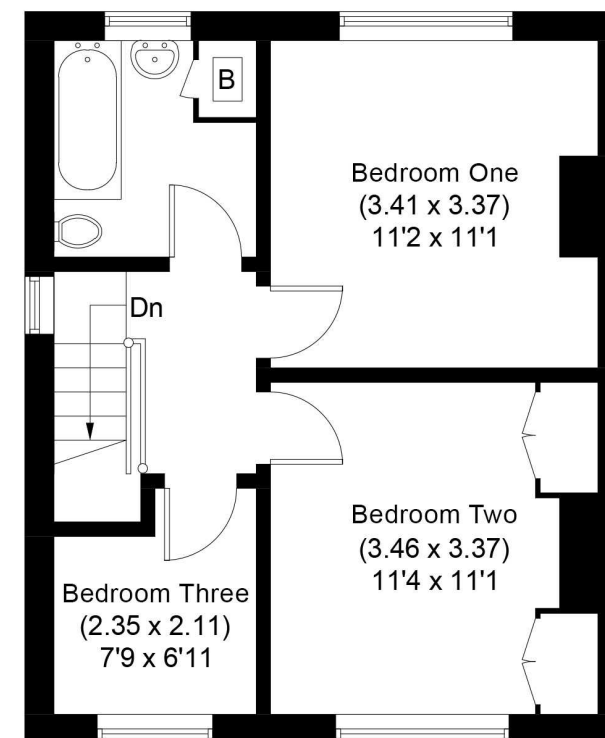
Lea Lane

Approximate Gross Internal Area
 Ground Floor = 61.8 sq m / 665 sq ft
 (Including Garage)
 First Floor = 39.5 sq m / 425 sq ft
 Total = 101.3 sq m / 1090 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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