



61 Staite Drive
Cookley, DY10 3UA

Andrew Grant

61 Staite Drive

Cookley, DY10 3UA

2 Bedrooms 1 Bathroom 1 Reception Rooms

A well located two bedroom home offering practical living space, a private rear garden and off road parking set within a quiet and established Cookley cul de sac.

- A thoughtfully arranged two bedroom home suited to a range of buyers.
- Balanced living accommodation with clear separation of living and sleeping areas.
- Private rear garden positioned behind the property.
- Off road parking providing everyday convenience.
- Quiet cul de sac setting close to the centre of Cookley.

This well positioned home is set within a peaceful cul de sac in the heart of Cookley and offers a practical layout designed for comfortable everyday living. The ground floor comprises a well proportioned living room and a kitchen with space for breakfast dining, arranged to create a natural flow between rooms while retaining defined areas. Upstairs, the property offers two bedrooms including a generous primary bedroom and a smaller second room ideal for home working or flexible use. A main bathroom serves the first floor and completes the internal accommodation. To the rear, the garden provides a private outdoor space with potential for a variety of uses. Off road parking to the front adds further appeal, supporting ease of access and daily convenience. The property is well suited to buyers seeking a manageable home in a desirable village location with access to local amenities and surrounding countryside.

544 sq ft (50.5 sq m)





The Kitchen and breakfast room

The kitchen and breakfast room is arranged to support everyday living with a practical layout that allows clear zones for preparation and dining. Natural light enhances the space, creating a pleasant environment throughout the day. Direct access to the rear garden adds convenience and encourages easy movement between indoor and outdoor areas.





The living room

The living room offers a welcoming and well arranged space designed for everyday comfort and relaxation. Its layout allows clear definition for seating and circulation, while the position within the home provides easy access to the kitchen and the staircase, supporting a practical and balanced ground floor arrangement.





The primary bedroom

The primary bedroom provides a comfortable and private retreat positioned on the first floor.

Natural light from double windows creates a bright and pleasant atmosphere throughout the day.

The layout allows for clear organisation of the space, with ample built-in storage adding extra convenience.





The secondary bedroom

The secondary bedroom offers a versatile space suited to home working or occasional guest use. Views over the surrounding countryside make for a pleasant environment, while the layout allows practical organisation of the room. Positioned on the first floor close to the bathroom, it provides useful flexibility to complement the overall accommodation and adapt easily to changing needs.





The bathroom

The bathroom is arranged to serve the first floor with a practical and well planned layout, including a WC, wash basin with additional built-in storage and a shower cubicle. Its position close to both bedrooms adds convenience and supports easy living within the home.



The garden

The rear garden provides an appealing outdoor setting arranged over gentle levels, offering a sense of space and interest. A pathway leads through planted areas to a patio suited to seating and relaxation. Established boundaries create a degree of privacy, while the elevated position allows pleasant views across the surrounding area, making this a rewarding space to enjoy throughout the seasons.







The driveway and parking

The property benefits from off road parking positioned to the front, providing convenient and reliable access on arrival. This practical feature enhances the overall appeal of the home, particularly within this established residential setting.

Location

The property enjoys a desirable position in a quiet cul-de-sac near the village centre, with pleasant rural views across rooftops to open countryside.

Cookley is a charming and well-served village with a strong community feel. Amenities include a fish and chip shop, coffee house, three pubs, a Tesco Express, primary school, and village hall with playing fields, BMX track, skate park, play area and community garden, plus a cricket pitch and bowling green.

Surrounded by countryside, the village is close to Kinver Edge, while the Staffordshire and Worcestershire Canal runs through the village, offering scenic walks towards Wolverley and Kinver. Kidderminster and Stourbridge are both easily accessible for a wider range of shops and services.

Services

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

Broadband: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

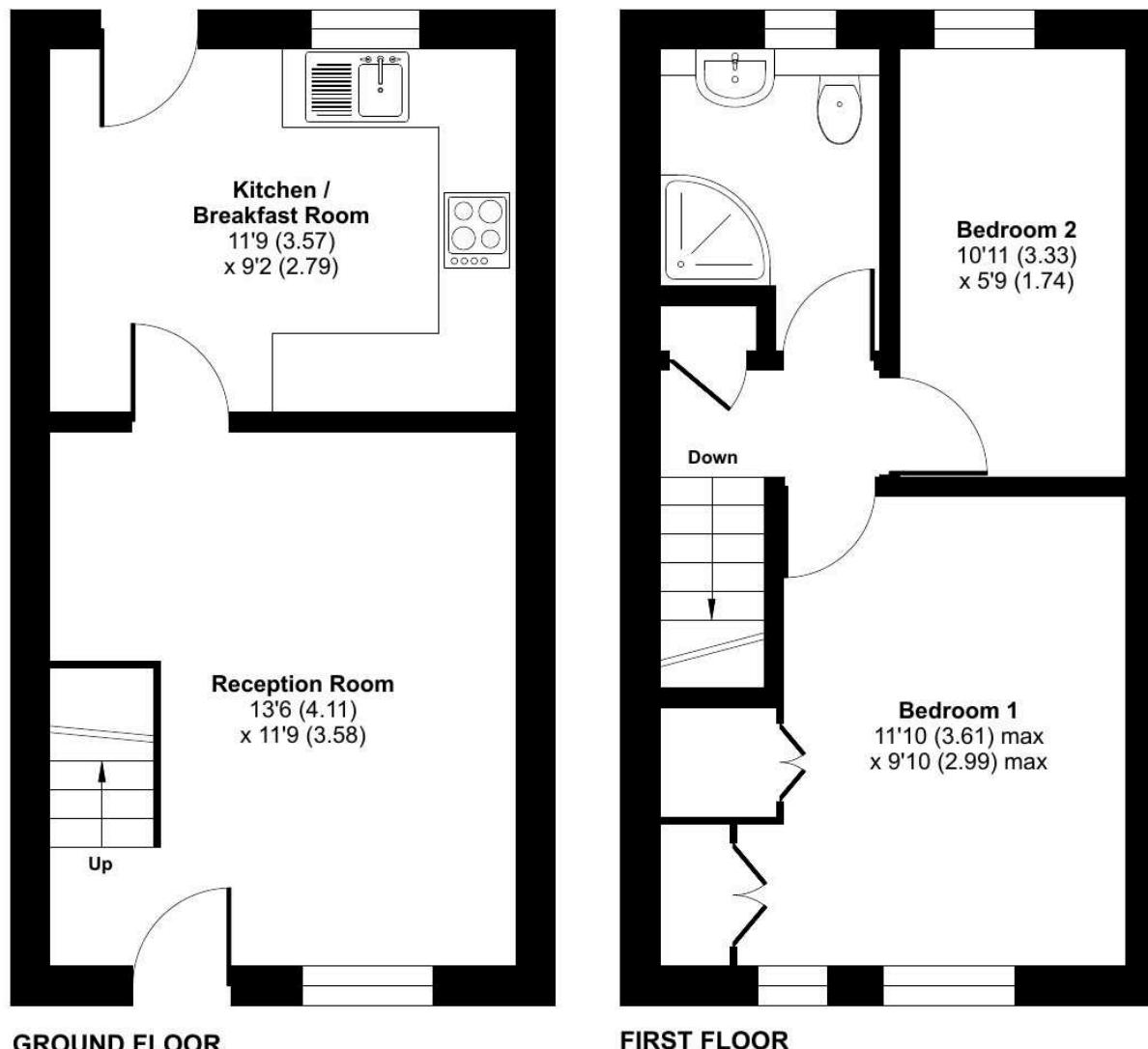
Mobile coverage: Likely available from EE, O2, Three and Vodafone (source: Ofcom checker).

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 B.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Andrew Grant. REF: 1405200



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com