


**37 Westley Court,**
**Austcliffe Lane,**
**Cookley,**
**Kidderminster,**
**Worcestershire,**

Offers Over £80,000







WALTON & HIPKISS

Austcliffe Lane
Cookley
Kidderminster
DY10 3RT

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**Full Description**
Exclusively for the over-55s, this well-presented one-bedroom apartment offers comfortable, secure, and low-maintenance living within the highly regarded Westley Court retirement development. Perfect for those looking to downsize without compromising on lifestyle, Westley Court provides an outstanding range of facilities designed to promote both independence and community living.

The apartment itself comprises a bright and welcoming living room, a modern fitted kitchen, a generous double bedroom, and a contemporary shower room, all thoughtfully designed for comfortable everyday living.

Residents benefit from a reception desk staffed 24 hours a day, 365 days a year, supplemented by CCTV monitoring, providing security and complete peace of mind. The development also boasts a welcoming communal lounge where complimentary morning coffee is served daily, alongside a varied programme of weekly activities including Scrabble, line dancing and knit and natter sessions.

A social committee organises a diverse calendar of events throughout the year, including film nights, tribute acts, themed talks, quizzes, and food evenings. There is also an honesty bar stocked with wine, spirits, beer, and soft drinks, creating the perfect setting to socialise with neighbours. For those seeking a quieter pace, Westley Court offers a library and comfortable communal seating areas where residents can relax with a book, complete a jigsaw or borrow books, films, CDs, and puzzles to enjoy back in their apartment.

A further advantage of life at Westley Court is the regular visit from a selection of local businesses and services, bringing added convenience right to your doorstep. Residents can enjoy visits from a fishmonger, hairdresser, and library service, along with other local providers, helping to make everyday living even easier and more enjoyable.
The development also benefits from free car parking and EV charging points, adding further convenience for residents and visitors alike. In addition, buses pick up directly from Westley Court, providing convenient transport into the surrounding towns.

Outside, the beautifully landscaped communal gardens provide a peaceful retreat, with seating areas overlooking the surrounding countryside—an idyllic spot to enjoy nature and the changing seasons.
Ideally located within the popular village of Cookley, with local shops, amenities and countryside walks close by, Westley Court offers the very best of retirement living, allowing residents to enjoy an active social lifestyle or simply relax in the comfort and privacy of their own home.

**Lounge**
16'9" x 12'2"
The bright and spacious lounge is flooded with natural light through French doors opening onto a Juliet balcony, creating a light and airy feel throughout. Generously proportioned, the room offers ample space for both relaxing and entertaining, complemented by neutral décor and soft carpeting. An attractive ceiling light adds a touch of character, while a panelled door provides seamless access to the kitchen, enhancing the practical flow of the accommodation.

**Kitchen**
8'0" x 6'10"
The kitchen is compact yet functional, fitted with white cabinetry that contrasts nicely with a wood-effect countertop. The walls are decorated with patterned grey and white tiles that add personality and charm. Integrated appliances include an oven and electric hob, while space is cleverly arranged to include a washing machine. The kitchen benefits from under-cabinet lighting, which creates a bright and inviting workspace.

**Bedroom 1**
16'0" x 10'0"
This generous bedroom offers ample space and a good-sized window that lets in natural light to brighten the room. The carpet is a soft grey tone, providing a cosy and calm atmosphere, perfect for a restful retreat. Built-in shelves and storage units on one wall maximise the room's practicality, while the calm, muted wall colour complements the modern, minimalist style.

**Bathroom**
10'0" x 5'5"
The bathroom is well-appointed with a modern white suite including a walk-in shower with a shower screen, a pedestal basin, and a WC. Half-height pale blue tiling adds a fresh, clean look while the pale wood-effect flooring complements the scheme. A heated towel rail adds a touch of comfort and practicality, and a mirror above the basin reflects the light to make the space feel larger.

**Communal Gardens**
The property enjoys beautifully maintained communal gardens featuring lush lawns, mature shrubs, and peaceful seating areas. Paths wind through the grounds, providing a tranquil setting ideal for relaxing walks or sitting outdoors. Some views extend to the surrounding countryside, offering a lovely green outlook, perfect for enjoying fresh air and nature.

**Anti-Money Laundering Regulations**
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.







A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

**Service charge - £4,619 a year**
Residents benefit from a 24-hour reception desk, staffed 365 days a year, alongside CCTV monitoring for added security and peace of mind.

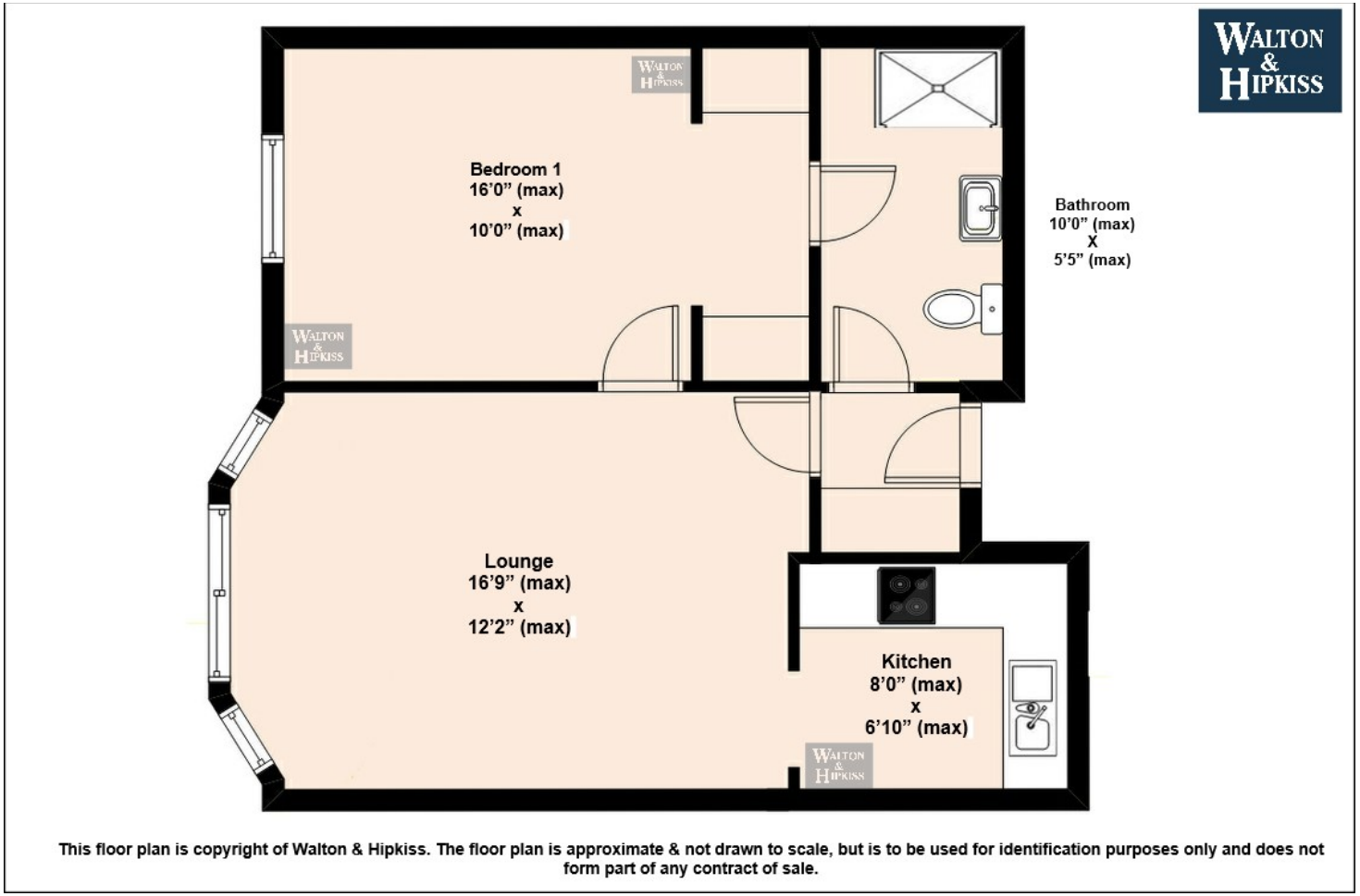
Westley Court offers an excellent range of communal facilities and social activities, including a welcoming lounge where complimentary morning coffee is served daily. Residents can enjoy a varied programme of weekly activities, from Scrabble and line dancing to knit and natter sessions, while the social committee organises a calendar of events throughout the year, including film nights, tribute acts, themed talks, quizzes and food evenings. An honesty bar, stocked with wine, spirits, beer and soft drinks, provides the perfect setting to catch up with neighbours and make new friends.

For quieter moments, there is a library and a selection of comfortable communal seating areas, ideal for relaxing with a book or completing a jigsaw. Residents can also borrow books, films, CDs and puzzles to enjoy in the comfort of their own apartment.

Everyday living is made even easier with regular visits from local businesses and services, including a fishmonger, hairdresser and library service. The development also benefits from free parking, EV charging points and a bus service that picks up directly outside, providing convenient access to surrounding towns.

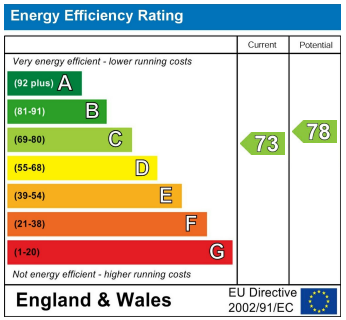
Outside, the beautifully landscaped communal gardens offer a peaceful retreat, with seating areas overlooking the surrounding countryside—an ideal spot to relax and enjoy the changing seasons.

Situated in the popular village of Cookley, with local shops, amenities and countryside walks nearby, Westley Court offers an appealing blend of independent living, social opportunities and convenience. Whether enjoying the friendly community atmosphere or relaxing in the privacy of their own apartment, residents can make the most of retirement living in a welcoming setting.




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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.




**EPC Rating:** C
**Council Tax Band:** D

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