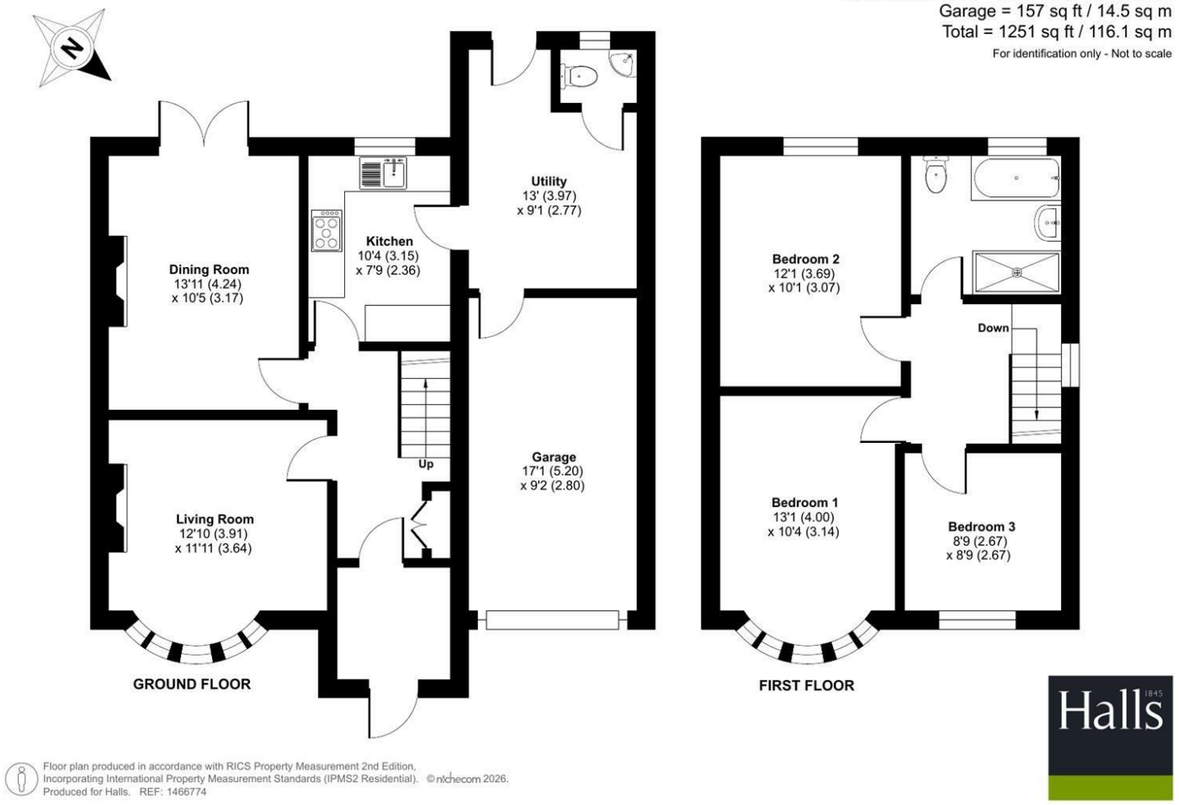
FOR SALE

13 Woodlands Road, Cookley, Kidderminster, DY10 3TL

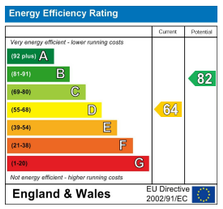
Approximate Area = 1094 sq ft / 101.6 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1251 sq ft / 116.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1466774

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



Halls 1845

01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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FOR SALE

Offers in the region of £350,000

13 Woodlands Road, Cookley, Kidderminster, DY10 3TL

A well-proportioned semi-detached family home offering spacious accommodation, gardens and garage facilities within the highly regarded village of Cookley.

FOR SALE

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Spacious semi-detached family home**
- **Three well-proportioned bedrooms**
- **Two reception rooms**
- **Kitchen with adjoining utility**
- **Integral garage and driveway parking**
- **Highly sought-after Cookley village location**

Halls are delighted with instructions to offer Woodlands Road for sale by Private Treaty.

SITUATION
Cookley is a highly regarded Worcestershire village offering an excellent range of day-to-day amenities together with a strong community feel. The village benefits from a local shop, public houses, recreational facilities and well-regarded primary schooling, whilst the surrounding countryside provides attractive walking routes and canal-side pursuits.

The nearby town of Kidderminster offers a more comprehensive range of shopping, leisure and educational facilities together with rail services providing direct connections towards Birmingham and Worcester. The area is also particularly well placed for commuting via the A449, A456 and wider Midlands motorway network.

W3W
///senior.pays.large

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. Turn left onto Westhead Road and then turn right onto Woodlands Road, where the property will be on your right.

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 spacious and well-positioned semi-detached family home situated within the highly sought-after village of Cookley. The property provides a practical and versatile layout ideally suited to modern family living, with generous reception space, three bedrooms, off-road parking and a garage.

The accommodation is entered via a welcoming hallway leading through to a spacious living room with feature bay window and fireplace, together with a separate dining room enjoying views and access onto the rear garden. The kitchen is fitted with a range of wall and base units together with ample work surface space and direct access to the utility room, newly refurbished downstairs cloakroom and garage facilities, providing excellent practicality for everyday family life.

The accommodation is bright and well balanced throughout, offering excellent potential for a purchaser to personalise and further enhance over time.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, together with a newly refurbished family bathroom.

OUTSIDE
The property enjoys a rear garden incorporating lawned areas, mature planting and paved seating terraces, offering an excellent environment for outdoor entertaining and family enjoyment.

To the front is a driveway providing off-road parking together with access to the integral garage, which offers excellent storage or further potential subject to any necessary consents.

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 £36 (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