



65 Westley Court

Austcliffe Lane, Cookley, DY10 3RT

Andrew Grant

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2 Bedrooms 2 Bathrooms 1 Reception Rooms

Generous top floor two bedroom apartment with two bathrooms, open plan living, lift access and far reaching outlooks, set in landscaped grounds at Westley Court, Cookley.

- Top floor apartment with two bedrooms and two bathrooms
- Open plan kitchen reception and extensive fitted storage
- Wide communal lawns with paths and seating
- On site residents parking within the development
- Quiet Cookley setting with handy local amenities and links to Kidderminster

Set within Westley Court, this top floor apartment delivers light filled living and an elevated outlook across the landscaped grounds. A central hall leads to an open plan kitchen reception, ideal for everyday living and relaxed dining. The main bedroom features a comprehensive run of fitted wardrobes, a pleasant dormer window and its own en suite. The second bedroom offers flexible space for guests or a study. A further bathroom accessed from the hall adds everyday convenience. The development sits within established gardens with footpaths, seating and mature planting that create a calm setting.

724 sq ft (67.2 sq m)





The kitchen

The kitchen features well planned cabinetry that wraps around two sides offering generous storage and work surface. There is an inset sink, built in oven and hob with extractor and space for further appliances. The open plan layout connects naturally with the reception area, encouraging sociable cooking and dining. A dormer window draws in light and frames views across the grounds.





The living and dining area

A broad room set around a deep window recess that brings in plenty of daylight and countryside glimpses. There is ample space for both lounge and dining furniture with direct connection to the kitchen for easy entertaining and everyday comfort. Neutral finishes provide a calm backdrop ready for personal touches.





The primary bedroom

A bright room with a wide dormer window and an extensive range of fitted wardrobes providing excellent storage. Direct access to the private en suite adds welcome privacy, while the room's shape gives useful wall space for larger furniture and a comfortable sleeping area.







The primary en suite

Attached to the main bedroom, the en suite presents a modern suite with walk-in shower, wash hand basin and WC, complemented by practical storage and contemporary wall finishes. The arrangement supports easy daily routines and gives the primary bedroom a private feel separate from the rest of the apartment.



The second bedroom

The second bedroom is ideal for guests or a study. A window draws in natural light and there is ample built-in storage and good wall space for wardrobes or a desk. Its position near a bathroom makes it a comfortable and practical second sleeping room.





The second bathroom

A further bathroom off the hallway serves guests and the second bedroom. It features a modern white suite with bath and shower over, vanity storage and practical flooring for straightforward upkeep, creating a fresh and functional space for day to day use.





The parking

Residents and visitors parking is provided within the development. Spaces are close to the building for convenient unloading and easy access to the entrance, supporting day to day living and welcoming visitors.

Westley Court Apartments

Exclusive self-managed complex of 72 one and two-bedroom apartments for the over 50s, set in private landscaped gardens overlooking the Worcestershire–Staffordshire canal.

Security and Management

Reception staffed 24/7, 365 days a year with CCTV. Managed by a General Manager and team.

Communal Areas

Communal Lounge: Hosts daily coffee mornings and weekly activities (scrabble, line dancing, knit and natter).

Social Programme: Organised by a residents' committee, includes film nights, tribute acts, themed talks, food nights and quizzes (small charges may apply).

Honesty Bar: Stocked with wine, spirits, beer, and soft drinks for residents' use.

Library/Quiet Room: Relax with books, films, CDs, or jigsaws, items can be borrowed to apartments.

Gardens: Landscaped with seating areas and benches, providing tranquil views of the canal and surrounding countryside.



Location

The apartment sits within Westley Court in the village of Cookley, a setting known for its community feel and green surroundings. Everyday needs are well covered with local shops, a post office, medical provision and places to eat within the village. Riverside and countryside walks are close at hand, offering peaceful routes for fresh air and gentle exercise.

Kidderminster lies within easy reach for a wider choice of supermarkets, high street names and leisure facilities including cinemas and gyms. Bus routes connect the village with nearby towns while Kidderminster railway station provides services towards Birmingham and Worcester for commuting or days out. Road links from the area lead to the A449 and A456 with access to the wider Midlands network.

Schools in the surrounding area cover primary and secondary stages, giving options for visiting grandchildren or family stays. Altogether this address combines a calm environment with practical connections and amenities.

Services

The property benefits from mains electricity, water and drainage.

Council Tax

The Council Tax for this property is Band E

Agent Note

There are 164 years remaining on the lease and a monthly service charge of £577.38



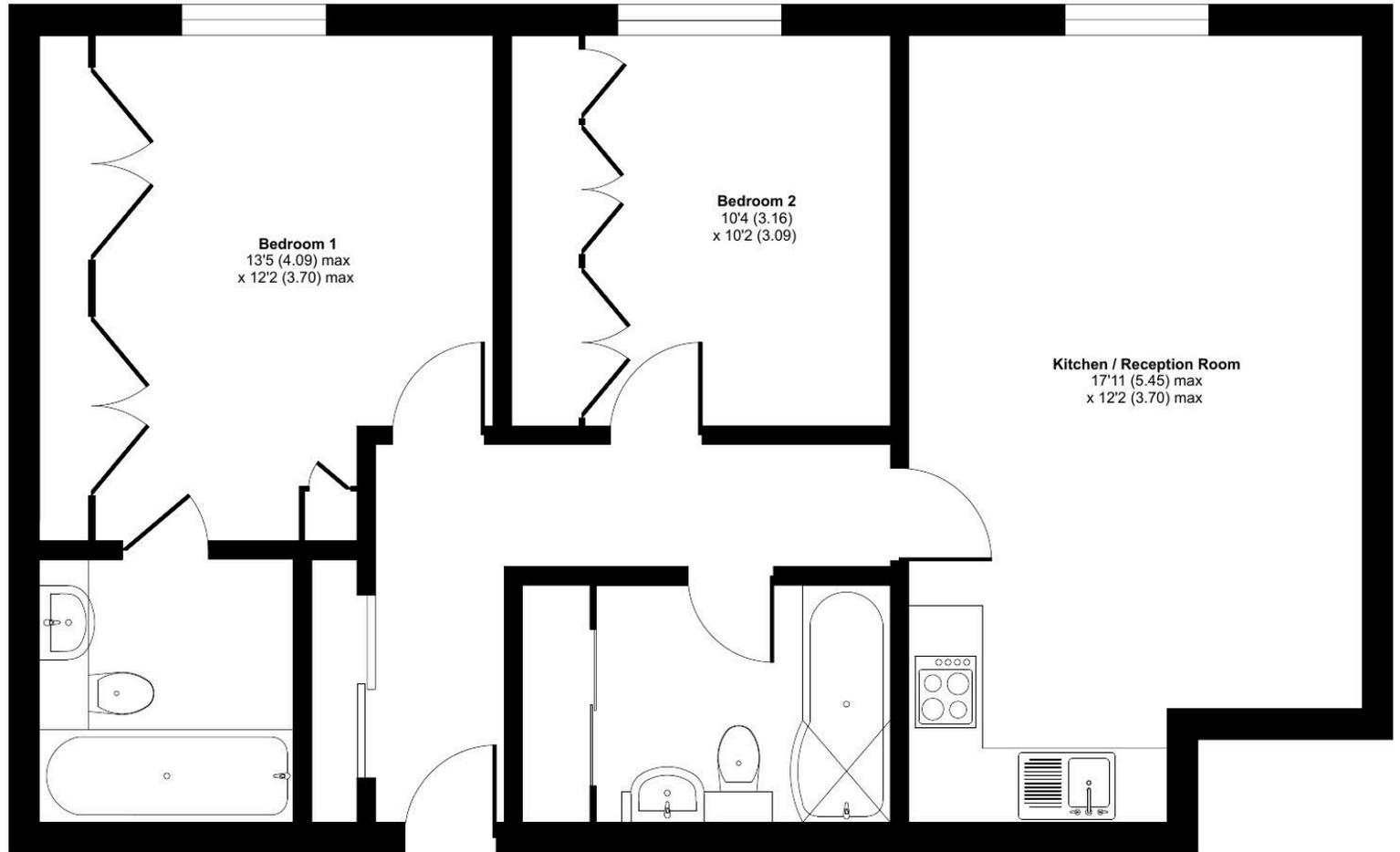
Westley Court, Austcliffe Lane, Cookley, Kidderminster, DY10

Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Andrew Grant. REF: 1355972



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