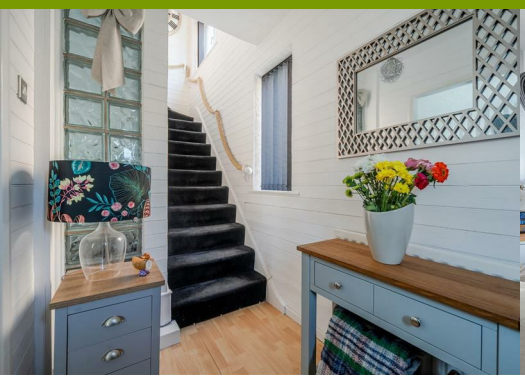
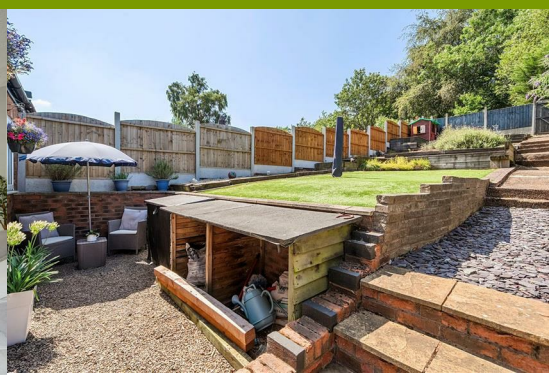
107 CASTLE ROAD

COOKLEY | KIDDERMINSTER | | DY10 3TD





A beautifully presented three-bedroom semi-detached family home, offering contemporary accommodation, two reception rooms and a generous landscaped rear garden in the heart of the sought-after village of Cookley.

Offers in the region of £325,000





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- **Beautifully presented semi-detached family home**
- **Three bedrooms**
- **Two spacious reception rooms**
- **Contemporary fitted kitchen**
- **Modern family bathroom**
- **Landscaped rear garden with patio and lawn**
- **Popular village location close to excellent amenities**

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

Occupying a desirable position within the ever-popular village of Cookley, this beautifully presented three-bedroom semi-detached home offers stylish and thoughtfully arranged accommodation extending to approximately 907 sq ft.

SITUATION

Cookley is a highly regarded Worcestershire village, offering an excellent range of everyday amenities including a village shop, public houses, cafés and well-regarded schooling.

The village enjoys a strong community atmosphere whilst remaining within easy reach of Kidderminster town centre, which provides a comprehensive range of shopping, leisure and transport facilities.

Excellent road links connect the property to Worcester, Birmingham and the wider Midlands motorway network, making it particularly attractive for commuters.

W3W

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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.

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

The property is entered via a welcoming entrance hall providing access to the principal ground floor accommodation. The living room is situated to the front of the property and benefits from a large picture window, allowing an abundance of natural light to fill the room and creating a comfortable reception space.

To the rear, the dining room provides an ideal setting for family dining and entertaining, with direct access to the kitchen. The kitchen is fitted with a range of modern wall and base units, complemented by ample work surface space and room for appliances. A door leads directly to the rear garden.

The property is presented in excellent decorative order throughout, having been well maintained by the current owners, and offers well-balanced accommodation ideally suited to a range of purchasers.





The first floor offers three bedrooms, including two generous doubles and a comfortable single bedroom, perfectly suited for use as a child's bedroom, nursery or home office.

These are served by a modern family bathroom fitted with a contemporary suite with shower, wash hand basin and WC.

OUTSIDE

To the front, the property is approached via steps leading to the entrance, with an attractive lawned garden and established planting creating an appealing first impression.

The rear garden is a particular feature of the property, having been thoughtfully landscaped to provide a generous paved seating terrace, ideal for outdoor dining and entertaining, leading onto an extensive lawn with mature borders.

A useful timber garden shed offers additional storage, while the enclosed garden provides a safe and private space for children, pets and keen gardeners alike.

The property further benefits from a garage, situated a short distance from the house and accessed via a passage between the neighbouring properties.

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

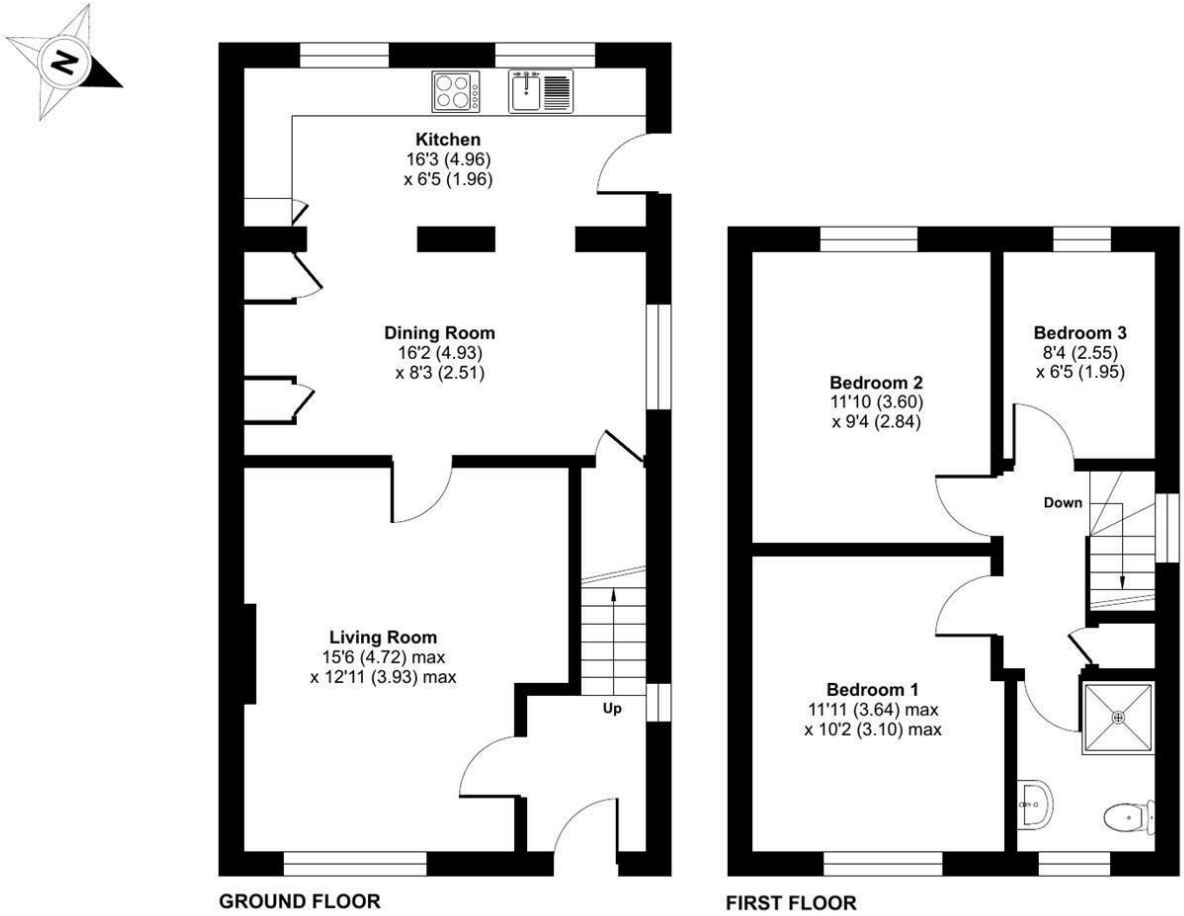
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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

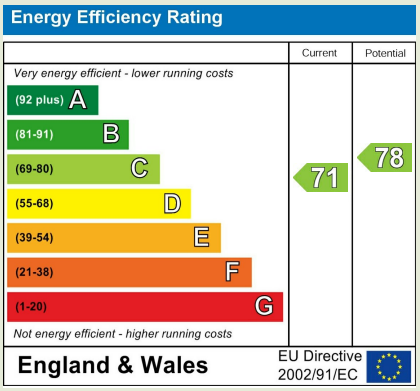
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster, DY11 5AP.

Approximate Area = 907 sq ft / 84.3 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: 1489010



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.