







92 Castle Road,
Cookley,
Kidderminster,
Worcestershire,
DY10 3TB

Offers In The
Region Of £190,000

WALTON
&
HIPKISS

92 Castle Road
Cookley
Kidderminster
DY10 3TB

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Living Room
The cosy living room is bright and inviting, featuring light wood flooring and a charming traditional brick open fireplace, which is swept and maintained annually. Natural light floods the room, enhancing its warm and welcoming atmosphere, perfect for both relaxing and entertaining. An under-stairs cupboard offers generous storage space while preserving the room's open and spacious feel.

Kitchen
The kitchen provides a practical and welcoming space for everyday living, featuring white cabinetry that offers ample storage and a freestanding oven. Spacious and well laid out, it includes a dedicated dining area, creating the perfect setting for casual meals and family gatherings. Generous worktop space makes meal preparation easy, while a door leading directly to the garden allows plenty of natural light to fill the room, enhancing its bright and airy feel. Ideal for those who enjoy cooking and entertaining alike.

Bedroom
This well-proportioned double bedroom offers a peaceful retreat, featuring soft grey carpeting and a large window that fills the room with natural light. Built-in storage discreetly houses the boiler while providing a useful cupboard for additional storage. Access to the loft is conveniently located from Bedroom One, benefiting from a newly installed loft hatch and ladder for easy access.

Bedroom 2
A smaller yet still generously sized double bedroom, this room features neutral décor and soft beige carpeting, creating a calm and versatile space. Ideal as a guest bedroom, children's room, or home office, it benefits from a large window overlooking the private and tranquil garden, allowing an abundance of natural light to fill the room throughout the day.

Bathroom
The bathroom is fitted with a modern suite including a corner shower enclosure with glass doors, a wall-mounted basin with cupboard storage beneath, and a toilet. The space is finished with dark floor tiles and a combination of white and dark wall tiles, giving it a clean and contemporary feel.

Rear Garden
The generously sized rear garden provides a wonderful outdoor space to enjoy, featuring a paved patio area that leads onto a well-maintained lawn. Bordered by mature shrubs and fencing, the garden offers a good degree of privacy and a peaceful setting. With plenty of space for outdoor furniture, entertaining, gardening, or family activities, it is a versatile and inviting extension of the home.

Front Exterior
The property features a traditional terraced exterior with a driveway providing parking for at least one vehicle, a valuable asset in this desirable location.







Anti-Money Laundering Regulations

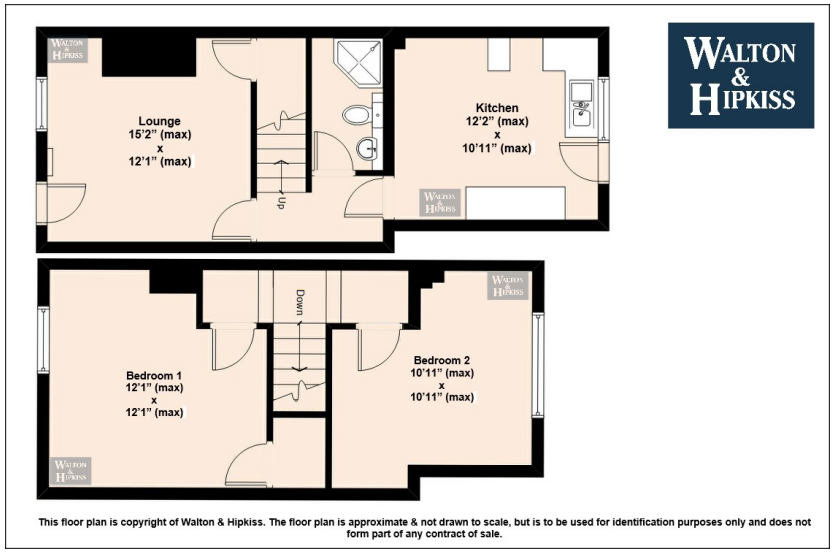
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to 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.

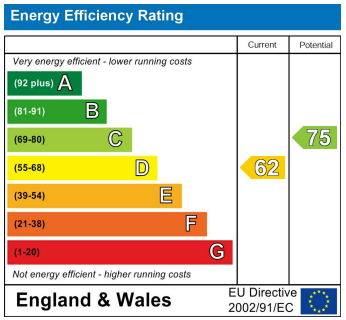


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, 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: D
Council Tax Band: B