

14 Portway Place,
Cookley,
Kidderminster,
DY10 3UJ

Offers In The
Region Of £210,000







WALTON
&
HIPKISS

14 Portway Place
Cookley
Kidderminster
DY10 3UJ

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Nestled in the charming area of Portway Place, Cookley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

Kitchen / diner

(max) 19'11" x 9'08"
The kitchen and dining area is a bright and spacious room featuring a modern design with light wood-effect flooring and pale sage cabinetry topped with natural wood work surfaces. Integrated appliances include a built-in oven and microwave, and a stainless steel extractor hood. A window above the sink overlooks the rear, while a wooden door provides access to the garden. The room flows through to the staircase and opens into the lounge.

Lounge

(max) 11'08" x 10'11"
This welcoming lounge benefits from natural light through a front-facing window and features the same wood-effect flooring seen in the kitchen. The space is arranged to allow easy flow through to the conservatory, offering flexible living options that suit both relaxation and entertaining.

Conservatory

(max) 10'11" x 9'06"
The conservatory is a charming extension with a tiled floor arranged in hexagonal patterns. It is bright and airy with a polycarbonate roof and full-height glazed doors leading out to the garden, making it an ideal spot to enjoy the outdoors while being sheltered.

Bedroom 1

(max) 13'00" x 10'04"
Bedroom 1 is a generously sized room with a large window flooding the space with natural light. The room is carpeted in a soft grey shade and has white walls, offering a calm and neutral backdrop that is ready to personalise.

Bedroom 2

(max) 10'04" x 6'11"
Bedroom 2 is a smaller room, ideal as a single bedroom or home office. It features the same neutral grey carpeting and white walls, with a window providing natural light and a straightforward, practical layout.

Bathroom

(max) 8'01" x 5'07"
The bathroom is fitted with modern fixtures







including a bathtub with a shower, a toilet, and a vanity unit with a basin. The walls are finished with light, marble-effect tiling, and a frosted window provides privacy while allowing in natural light.

Rear Garden

The rear garden is thoughtfully landscaped with a circular paved patio area surrounded by gravel and planted borders. It is enclosed by wooden fencing, providing a private and attractive outdoor space for relaxing or entertaining.

Anti-Money Laundering Regulations

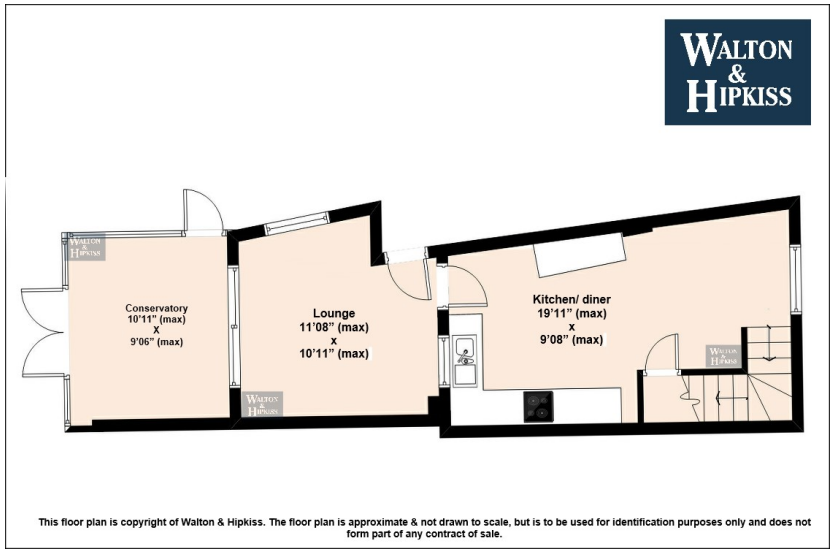
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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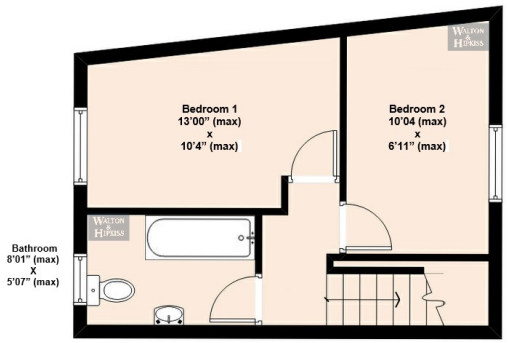

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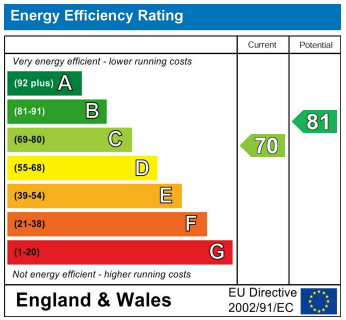
IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. 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: B

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