



38 Reservoir Road, Cofton Hackett, B45 8PN

Offers Over £575,000

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Summary

An outstanding contemporary home enjoying almost 1,500 sq. ft of accommodation including a magnificent open aspect kitchen/dining/family room, generous living room with double sided wood burner, bathroom and en suite, garage and a beautiful SOUTH WESTERLY rear garden. The property is set in an elevated position upon a highly desirable road in Cofton Hackett, within walking distance to the Lickey Hills Country Park.

Description

The accommodation comprises: Entrance hall with two stained glass windows and under stairs storage cupboard, generous lounge enjoying a double sided wood burning stove and bay window and a stylish open aspect lounge/dining room/kitchen with sliding patio door to the garden and adjoining utility. Integrated kitchen appliances include a BOSCH double oven, gas hob, extractor fan, dishwasher, fridge/freezer and wine fridge. The ground floor is fitted throughout with Karndean parquet flooring.

The first floor offers a double bedroom with inward opening french doors, glass juliet balcony and en suite shower room, large double bedroom with fitted wardrobes and bay window, third double bedroom overlooking the garden and stunning contemporary bathroom.

The property also benefits from approved planning permission (just lapsed in August 2024) for an additional room with shower room to be added over the garage. Ref: 21/01322/FUL via <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

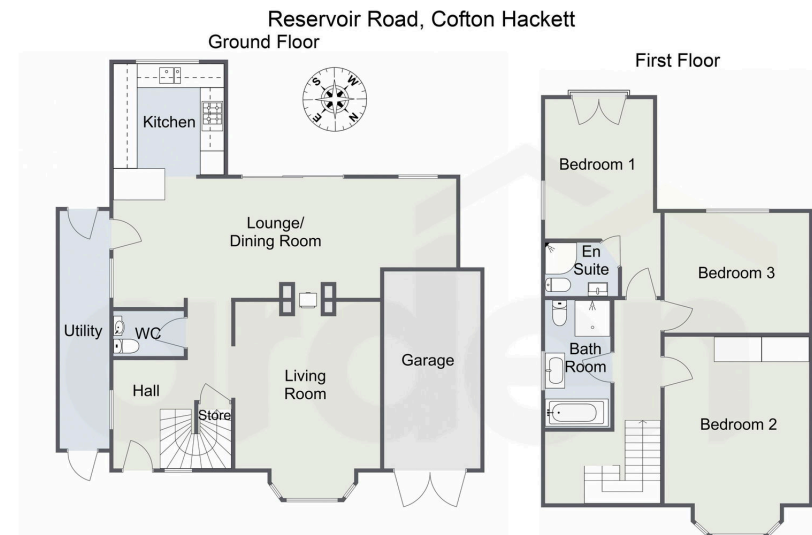
Outside

Externally, the property features a magnificent south westerly tiered rear garden enjoying a patio seating area with raised feature pond, steps ascending to a sizeable lawn with a range of shrubs, the recent addition of a raised decked seating area and shed. At the front, parking includes a driveway suitable for three vehicles and also provides access to the garage.





- Outstanding Contemporary Accommodation of 1,500 sq. ft
- Stylish Open Aspect Lounge/ Dining Room/Kitchen
- Double Bedroom with Juliet Balcony and En Suite
- Third Double Bedroom Overlooking the Garden
- South Westerly Landscaped Rear Garden
- Generous Lounge with Double Sided Wood Burner
- Utility and Downstairs WC
- Large Double Bedroom with Fitted Wardrobes
- Stunning Contemporary Bathroom
- Driveway and Garage



Total Approximate Area (Including Garage): 139.2 sq. m (1,498.33 sq. ft)
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

