





## 91 Barnt Green Road, Cofton Hackett, B45 8PH

£500,000

3 2 4

- Enchanting Character Features
- Dining Room, Office and Sitting Room (with Feature Fireplace)
- Two Double Bedrooms and Bathroom with Roll Top Bath
- Private Front Garden Predominantly Laid to Lawn
- Located Opposite the Lickey Hills Country Park
- Lounge Overlooking the Garden and French Doors onto the Conservatory
- Breakfast Kitchen
- Double Bedroom and Refurbished Shower Room
- Driveway for Multiple Vehicles



An enchanting double fronted family home boasting an abundance of character features as well as four reception rooms and two brand new luxury bathrooms, occupying a private position within the sought after location of Cofton Hackett opposite the Lickey Hills Country Park and within easy reach of the nearby village of Barnt Green.

Lounge: 17' 3" x 15' 7" (5.26m x 4.75m)  
Conservatory: 12' 0" x 10' 0" (3.66m x 3.05m)  
Dining Room: 13' 1" x 11' 6" (3.99m x 3.51m)  
Breakfast Kitchen: 15' 1" x 12' 5" (4.6m x 3.81m)  
Study: 10' 5" x 7' 6" (3.2m x 2.31m)  
Sitting Room: 16' 0" x 11' 6" (4.9m x 3.51m)  
Master Bedroom: 13' 1" x 12' 7" (3.99m x 3.86m)  
Bedroom Two: 13' 6" x 11' 1" (4.14m x 3.4m)  
Bathroom: 9' 6" x 8' 11" (2.9m x 2.74m)  
Bedroom Three: 12' 11" x 12' 0" (3.96m x 3.66m)  
Bathroom: 9' 3" x 6' 7" (2.84m x 2.01m)





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Total Approximate Area: 172.9 sq. m (1,861.06 sq. ft)

For illustrative purposes only. Decorative frames, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using floorplancreator.

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.

