



48 Middle Drive, Cofton Hackett, B45 8AJ

£375,000

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A 1930s home enjoying previously extended accommodation including a 35' long lounge/dining room, contemporary breakfast kitchen, utility room, ground floor office as well as a delightful rear garden and a generous front driveway. The property is located in the sought after area of Cofton Hackett, within walking distance to the renowned Lickey Hills and Cofton Park as well as benefiting from easy access to Barnt Green, the regenerated Longbridge retail village and motorway network. **Offered with no onward chain.**

The accommodation comprises: Enclosed porch, entrance hall with space under the stairs, a 35' open aspect lounge/dining room (enjoying a Victorian-inspired cast iron fireplace and french doors to the garden) and a contemporary kitchen with breakfast bar and access to the patio. Adjacent the kitchen lies a converted garage comprising an office (with its own access), guest WC and utility room.

The first floor offers two double bedrooms, single bedroom and house bathroom.

Externally, the property features a delightful private rear garden with paved patio with decorative half wall, lower level lawn with planted borders and two sheds.

Parking includes a block paved front driveway, suitable for multiple vehicles in tandem (and could be widened further).

### Location

Cofton Hackett itself has many fine walks to be enjoyed in both the Lickey Hills woods and Cofton Park. There are some local shops and transport facilities and is also well located for the M42 and M5 motorways. Barnt Green village is approximately two miles away and has every day shopping facilities, doctor's surgery, several dentists, local primary school (with 'Outstanding' Ofsted status) and railway station on the cross city line to Birmingham. No more than 2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencers in the Midlands.

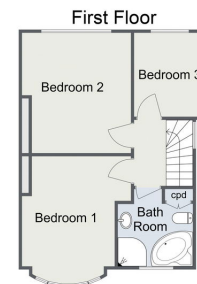




- 35' Open Aspect Lounge/ Dining Room
- Office, Utility and WC
- House Bathroom
- Block Paved Front Driveway
- No Onward Chain
- Contemporary Breakfast Kitchen
- Two Double Bedrooms and Single Bedroom
- Delightful Rear Garden
- Walking Distance to the Lickey Hills and Cofton Park



Middle Drive, Cofton Hackett  
Ground Floor



Total Approximate Area: 118.5 sq. m (1,275.52 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.

