



38 Reservoir Road, Cofton Hackett, B45 8PN

£595,000

The logo for Arden Estate Agents, featuring the word 'arden' in a bold, white, sans-serif font with a green roof-like shape above the 'n'. Below it, the words 'ESTATE AGENTS' are written in a smaller, white, sans-serif font.

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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.

Location

Cofton Hackett is an ancient settlement mentioned in historical documents dating back to 780 AD and in the present day provides a wide range of local amenities including an 18 hole golf course, two churches, village hall, easy access to local schools, popular public house 'The Oak Tree' and Sunday lunch at 'The Old Rose and Crown' hotel. 38 Reservoir Road itself is perfectly located for many fine walks within both the renowned 524 Acre Lickey Woods (located opposite Reservoir Road) and 135 Acre Cofton Park once visited by Pope Benedict XVI. The bordering village, Barnt Green, is located approximately 1.6 miles away and offers everyday shopping facilities, doctor's surgery, dentist, St Andrews primary school, the ever-popular Grade II listed 'Barnt Green Inn' and railway station (direct to Birmingham New Street). There are also many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, sailing and many other clubs and societies. 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. Access to the M42 is just 3.3 miles away and the M5 around the same distance.



Room Dimensions

Entrance Hall 2.74m x 2.98m (max) (8'11" x 9'9")

Living Room 4.97m (into bay) x 3.64m (16'3" x 11'11")

Lounge/Dining Room 3.24m (max) x 8.65m (10'7" x 28'4")

Kitchen 2.8m x 2.79m (9'2" x 9'1")

Utility 6m x 1.25m (19'8" x 4'1")

Garage 4.98m x 2.43m (16'4" x 7'11")

WC 1.14m x 1.78m (3'8" x 5'10")

Stairs to First Floor Landing

Bedroom One 4.97m (max) x 2.78m (16'3" x 9'1")

En Suite 1.33m x 1.9m (4'4" x 6'2")

Bedroom Two 5.08m (into bay) x 3.67m (16'8" x 12'0")

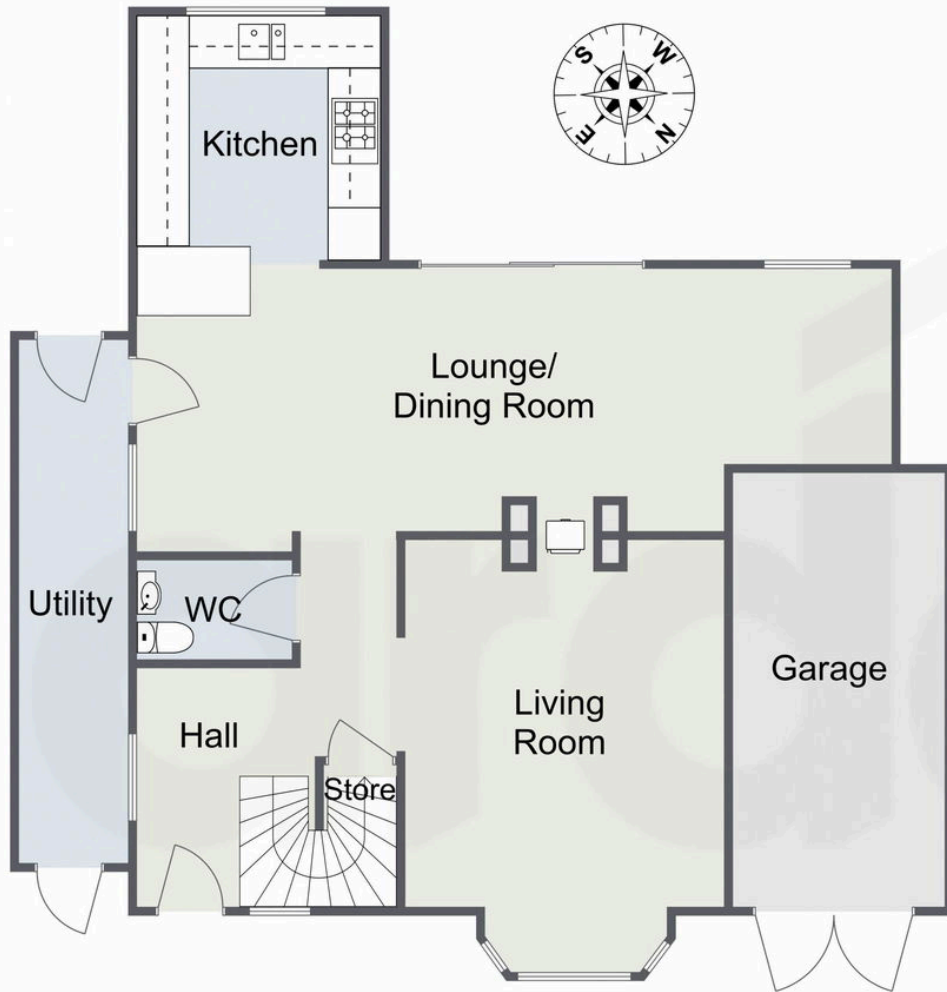
Bedroom Three 3.03m x 3.65m (9'11" x 11'11")

Bathroom 3.21m x 1.65m (10'6" x 5'4")

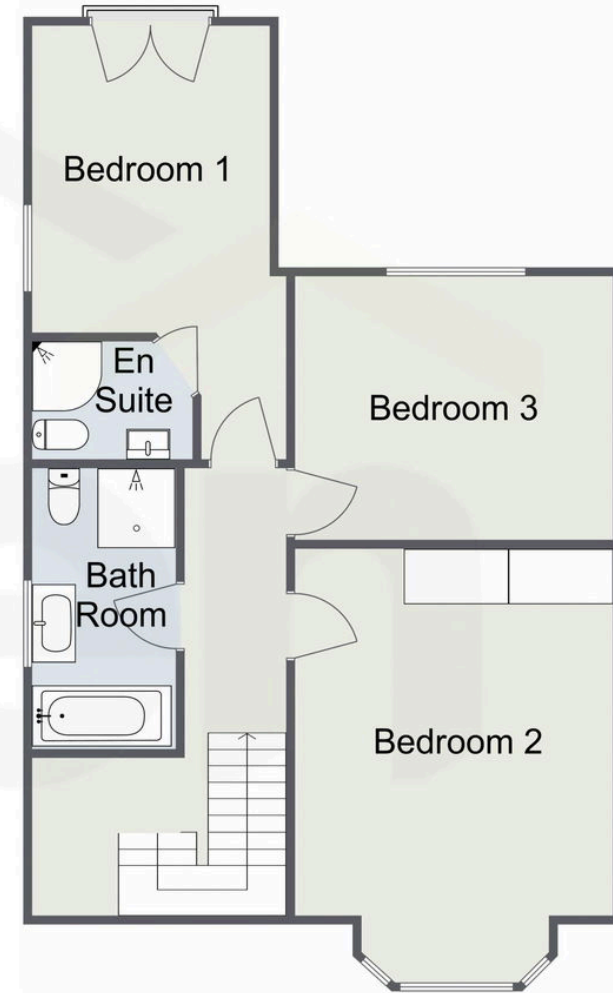


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Ground Floor



First Floor



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.

