



21a Cofton Church Lane, Cofton Hackett, B45 8PS

£695,000

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Summary

A charming four double bedroom family home providing flexible, contemporary accommodation over three floors including three reception rooms, stunning open plan kitchen/diner, three bathrooms as well as a generous rear garden bordering greenbelt land.

Description

The accommodation comprises a double glazed porch, entrance hall, ground floor shower room, play room, sizeable living room with 'AGA' wood burning stove and a stunning open plan kitchen/diner including a breakfast bar, integrated range cooker and utility cupboard with space for a washing machine and fridge/freezer. A formal dining room joins the kitchen with french doors onto the garden.

The double glazed lean to (accessed from the kitchen) provides a sheltered walk way between the front and back of the house.

The first floor features three well proportioned bedrooms (one with an en suite shower room) and family bathroom. The second floor loft conversion offers a double bedroom with large walk in cupboard.

Outside

Bordering greenbelt countryside, the generous rear garden is predominantly laid to lawn with planted borders and an extensive patio area. The driveway at the front provides parking for multiple vehicles.

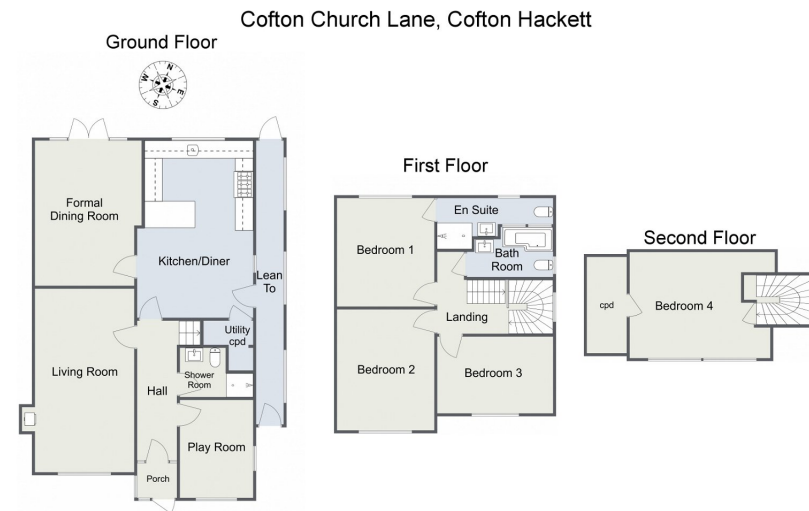
Location

Located between both Barnt Green and Cofton Hackett, the property benefits from the delights of both areas. Barnt Green is a thriving village with local shopping facilities, doctor's surgery, two churches, dentists, local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Woods, Barnt Green Sailing Club and Cofton Park.





- Three Reception Rooms - One With a Wood Burning Stove
- Ground Floor Shower Room
- Family Bathroom
- Generous Rear Garden
- Front Driveway
- Stunning Open Plan Kitchen/ Dining Room
- Three Generous Bedrooms - One with En Suite
- Second Floor Loft Conversion Bedroom
- Bordering Greenbelt Countryside
- Within Walking Distance to the Lickey Hills Country Park



Total Approximate Area: 175.1 sq. m (1,884.76 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.

