





# 33 Lickey Coppice, Cofton Hackett, B45 8PQ

Offers Over £400,000

5 1 2





## Summary

Tucked away at the end of a quiet cul-de-sac lies this well proportioned mid-century home which has been previously extended and features a delightful private wrap around plot with stream running along the bottom. Already enjoying flexible accommodation, the property offers opportunity to 'put your own stamp on' and is within walking distance to the Lickey Hills Country Park and just over a mile from the sought after village of Barnt Green with train station to Birmingham.

## Description

The accommodation comprises: Enclosed porch, entrance hall with guest cloakroom and utility, dining room with sliding glazed door to the garden, kitchen and a generous dual aspect living room with gas living flame fire.

The first floor features a split level landing with the right wing enjoying two double bedrooms with fitted wardrobes, generous single bedroom and house shower room, and an additional two well proportioned bedrooms with built in wardrobes within the the left wing of the house.

## Outside

The property features a highly private wrap around garden, predominantly laid to lawn with a wide range of specimen trees and shrubs as well as a shed and greenhouse. A footbridge leads over a stream to a delightful seating area, dappled with shade for a tranquil retreat.

The block paved driveway at the front provides plenty of parking space and access into the garage.



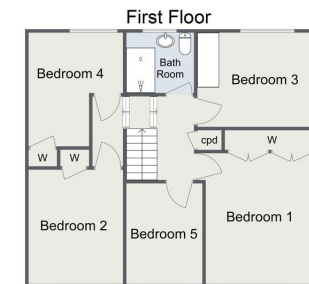
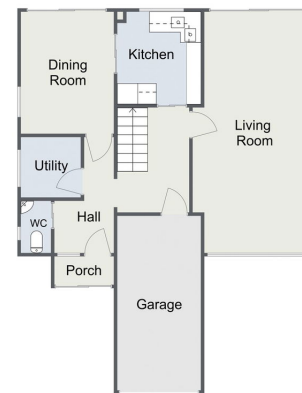




- Quiet location at the end of a cul-de-sac
- Kitchen and utility
- Five bedrooms across a split level landing
- Highly private wrap around garden
- Driveway and garage
- Two reception rooms
- Downstairs WC
- Shower Room
- Stream running along the bottom
- Potential to 'put your own stamp on'



Lickey Coppice, Cofton Hackett  
Ground Floor



Total Approximate Area (Including Garage): 133.7 sq. m (1,439.13 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.

