



**East Works Drive**

COFTON HACKETT

**£420,000**



# Four Bedroom Detached House

## Features.

- FOUR DOUBLE BEDROOMS
- MODERN EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- LOUNGE AND SNUG/STUDY - IDEAL SPACE TO WORK FROM HOME
- CONTEMPORARY KITCHEN /DINER
- LANDSCAPED SUNNY REAR GARDEN
- PLENTY OF OFF ROAD PARKING, DRIVEWAY AND GARAGE



## Description.

A modern and beautifully presented four double bedroom detached house, offered with a contemporary kitchen/diner, lounge, additional snug/study providing space to work from home, an en suite to the master bedroom, sunny rear garden, plenty of off road parking and a garage, situated in Cofton Hackett, Birmingham.

The accommodation, in brief, features:- Off Road Parking for Several Vehicles; Driveway providing Further Off Road Parking with Access to Garage; Hall; Downstairs WC; Lounge with Feature Fireplace; Snug/Study providing Space to Work from Home if Needed; Contemporary Kitchen/Diner with Bay Window to Front Aspect, French Doors to Rear Garden, Breakfast Bar, Integrated Fridge/Freezer, Double Oven, Gas Hob and Extractor, and plumbing for both a washing machine and dryer; Stairs to First Floor Landing; Master Bedroom with Built-In Wardrobes and Modern En Suite Shower Room; Double Bedroom Two; Double Bedroom Three; Double Bedroom Four with Built-In Wardrobe; and Family Bathroom with Shower over Bath.

Outside, the property enjoys a sunny rear garden with a paved patio, decking, lawn, door providing access in the garage and brick walled boundaries.

Cofton Hackett itself has many fine walks to be enjoyed in the Lickey woods and Cofton Park. There are some local shops, with the M42 and M5 motorways links nearby. Barnt Green village is approximately one and a quarter miles away and has every day shopping facilities, doctor's surgery, dentist, local primary school and railway station. No more than 2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencer in the Midlands.



**Room Dimensions:**

WC 5' 0" x 3' 5" (1.54m x 1.06m)

Lounge: 16' 5" x 11' 3" (5.01m x 3.44m) max

Snug/Study: 13' 9" x 8' 3" (4.21m x 2.53m) max

Kitchen/Diner: 12' 9" x 24' 10" (3.91m x 7.59m) max

Stairs To First Floor Landing

Master Bedroom: 13' 3" x 11' 4" (4.04m x 3.46m) max

En Suite: 6' 3" x 4' 8" (1.93m x 1.43m) max

Bedroom Two: 13' 3" x 10' 2" (4.06m x 3.11m) max

Bedroom Three: 11' 3" x 8' 11" (3.45m x 2.73m)

Bedroom Four: 8' 8" x 8' 10" (2.66m x 2.71m) max

Bathroom: 5' 6" x 7' 9" (1.68m x 2.38m)

Garage: 17' 10" x 8' 7" (5.45m x 2.63m)



East Works Drive, Cofton Hackett  
Ground Floor



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.

First Floor



Total Area Excluding Garage  
Approx  
121.7 sq m  
1310.0 sq ft

EPC: C

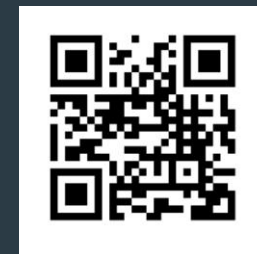
COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Rubery office on:

0121 453 4349

Alternatively, you can scan below to view all of the details of this property online.



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