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414 Groveley Lane, Cofton Hackett, B45 8UQ

£650,000

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Summary

Nestled opposite the scenic greenery of Cofton Park, this exceptional three-storey residence stands as arguably the most improved and extended property on this sought-after road. Boasting five generously sized double bedrooms—each with its own en suite—this home offers an unparalleled level of comfort and convenience. The ground floor is a showcase of modern luxury, featuring underfloor heating throughout, three elegant reception rooms, and a stunning open-plan kitchen diner, perfectly designed for both family life and entertaining. A separate utility room adds practicality, while excellent transport links, including nearby bus routes to Birmingham and Longbridge train station, ensure seamless connectivity to the city.

Room Dimensions

Living Room 7.76m x 3.7m (25'5" x 12'1")

Kitchen/Dining/Family Room 6.48m (max) x 7.11m (max) (21'3" x 23'3")

Conservatory 3.3m x 3.91m (10'9" x 12'9")

Play Room 4.3m (max) x 2.93m (max) (14'1" x 9'7")

Office 2.71m x 2.11m (8'10" x 6'11")

Utility Room 2.72m x 2.32m (8'11" x 7'7")

Garage 4.78m x 2.39m (15'8" x 7'10")

Bedroom 2 3.37m x 3.28m (11'0" x 10'9")

Bathroom 2.91m x 3.3m (9'6" x 10'9")

Bedroom 3 2.98m x 3.31m (9'9" x 10'10")

En Suite 1.18m x 3.22m (3'10" x 10'6")

Bedroom 4 3.34m x 3.95m (10'11" x 12'11")

En Suite 1.53m x 3.07m (5'0" x 10'0")

Bedroom 5 3.95m x 3.3m (max) (12'11" x 10'9")

En Suite 2.12m x 1.57m (6'11" x 5'1")

Bedroom 1 8.29m (max) x 4.83m (max) (27'2" x 15'10")

En Suite 1.8m x 2.44m (5'10" x 8'0")

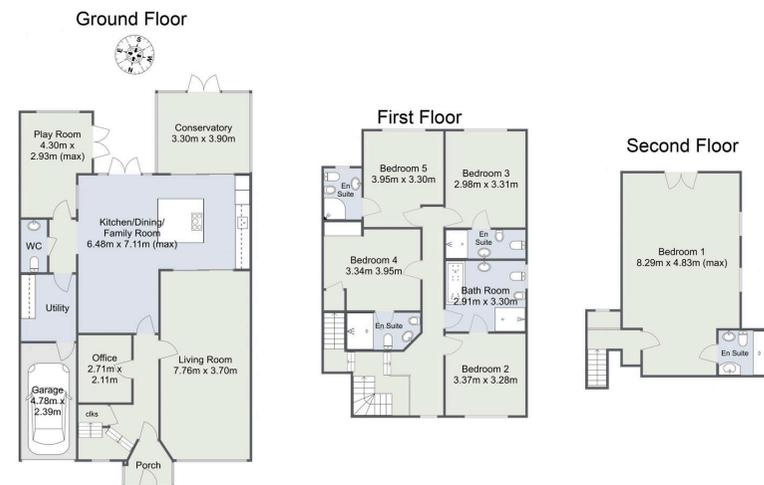




- Contemporary Open Plan Kitchen/Dining/Family Room
- Conservatory, Play Room and Office
- Living Room with Full Length Front Window
- Guest WC and Utility Room
- Four First Floor Double Bedrooms - All with En Suites
- Second Floor Master Bedroom with Luxury En Suite
- SOUTH FACING Rear Garden
- Driveway and Garage
- Underfloor Heating Throughout the Ground Floor
- Located Directly Opposite Cofton Park



Groveley Lane, Cofton Hackett



Total Approximate Area (including Garage): 273.5 sq. m (2,943.92 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.

