





## 12 Parsonage Drive, Cofton Hackett, B45 8AS

£295,000

3 1 1

- 25'4" Lounge/Dining Room with Cast Iron Fireplace
- Sunny Kitchen and Utility Room
- Double Bedroom with Garden Views
- Double Bedroom and Generous Single Bedroom
- House Bathroom
- Delightful Long Rear Garden
- Front Driveway
- Within Walking Distance from Cofton Park
- Easy Access to Local Amenities



Living/Dining Room 7.73m (into bay) x 2.9m (25'4" x 9'6")  
Kitchen 2.09m x 3.97m (6'10" x 13'0")  
Utility 2.39m x 1.54m (7'10" x 5'0")  
Hallway 3.77m (max) x 1.57m (max) (12'4" x 5'1")

Bedroom 1 3.38m x 2.94m (11'1" x 9'7")  
Bedroom 2 3.34m x 2.94m (10'11" x 9'7")  
Bedroom 3 2.1m x 2.72m (6'10" x 8'11")  
Bathroom 2.34m x 1.55m (7'8" x 5'1")







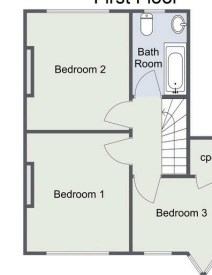


# Parsonage Drive, Cofton Hackett

## Ground Floor



## First Floor



Total Approximate Area: 78.6 sq. m (846.04 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.



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