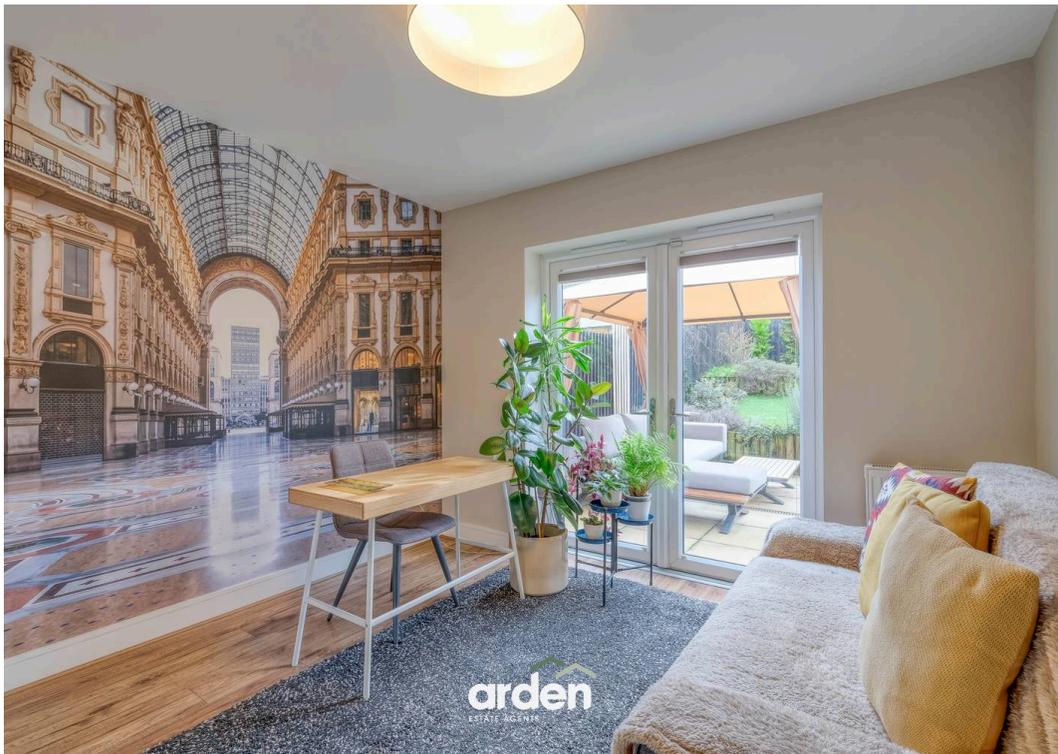




3 Payton Street, Cofton Hackett
Birmingham

Guide Price **£425,000**



NO ONWARD CHAIN – A spacious and versatile three-storey, three bedroom semi-detached family home, located in the sought-after residential area of Cofton Hackett, Birmingham. This modern property offers a contemporary kitchen/diner, master bedroom with en-suite, family bathroom, ground-floor shower room, guest WC, two reception rooms, utility room, south-facing rear garden, garage, and driveway. Ideal for families or potential multi-generational living, the home is situated within a welcoming community close to local schools, shops, amenities, and green spaces. The property is approached via a driveway providing off-road parking and direct access to the garage.

Inside, the ground-floor hallway gives access to a versatile family room with French doors opening onto the rear garden, a utility room, shower room, and garage. This level is perfectly suited to multi-generational living or ground-floor accommodation.

Stairs lead to the first-floor landing, where the lounge features French doors opening onto a balcony with pleasant views. The contemporary kitchen/diner is fitted with a built-in double electric oven (main fan-assisted, secondary conventional), six-ring gas hob, extractor hood, integrated fridge-freezer, and dishwasher. There is ample space for a dining table, with additional light provided by a Juliette balcony. A guest WC completes this floor.

The second floor houses the sleeping quarters, including a generous master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms, and a family bathroom featuring both a bath and separate shower enclosure, offering a practical layout for modern family life.

Externally, the property benefits from a south-facing rear garden with a paved patio and tiered lawn, enclosed by a combination of brick walls and fencing, providing privacy and a low-maintenance outdoor space.

Payton Street is situated in the highly desirable village of Cofton Hackett, a semi-rural setting on the southern outskirts of Birmingham. The area is well regarded for its peaceful surroundings, community feel and attractive countryside backdrop. Cofton Hackett lies close to the popular Rednal and benefits from excellent access to the M42 and M5 motorway networks, making it ideal for commuters. Nearby rail services are available from Longbridge railway station, providing convenient links into Birmingham city centre and beyond. The property is within easy reach of local shops, amenities and well-regarded schools, while enjoying immediate proximity to the stunning Lickey Hills Country Park, offering scenic walks, open green space and panoramic views across the surrounding countryside.

Room dimensions:

Family Room – 3.14m x 3.30m

Utility – 3.14m x 1.96m

Shower Room – 2.62m x 1.03m

Garage

Stairs To First Floor

Lounge – 3.26m x 5.34m

Kitchen/Diner – 3.13m x 5.34m

WC – 1.87m x 2.10m

Stairs To Second Floor

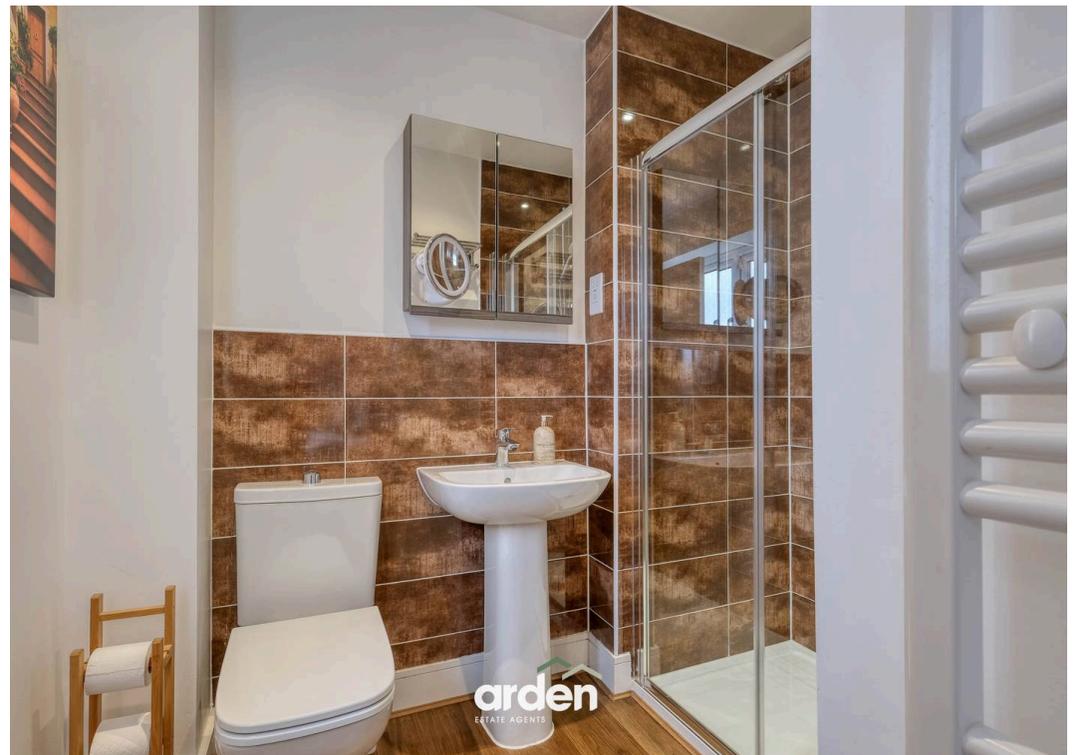
Master Bedroom – 3.14m x 3.86m

En Suite – 1.39m x 2.24m

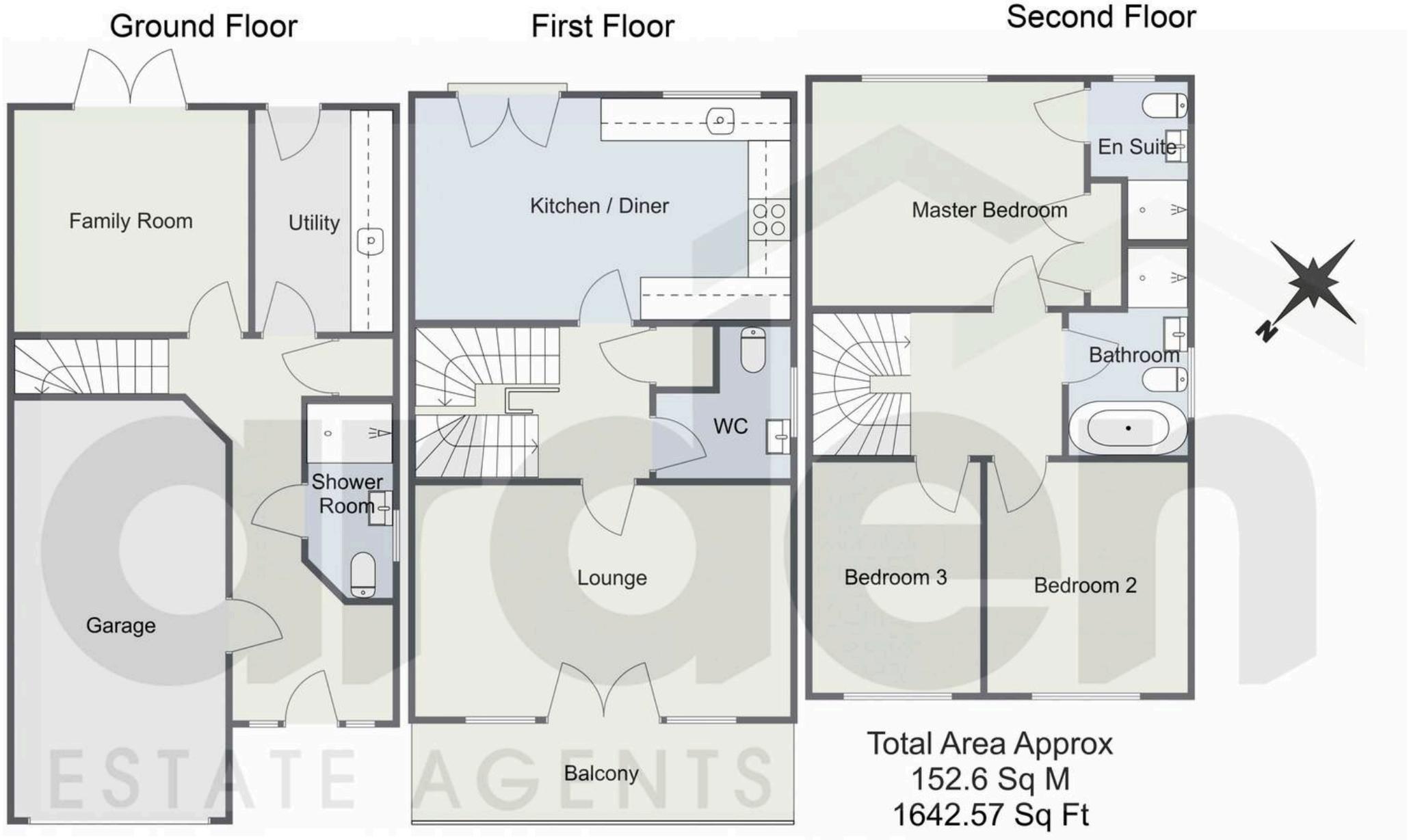
Bedroom 2 – 3.26m x 2.85m

Bedroom 3 – 3.26m x 2.39m

Bathroom – 1.69m x 2.96m



Groveley Lane, Cofton Hackett



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.



Arden Estates

Arden Estates Rubery, 14 Old Birmingham Road, Lickey End - B60 1DE

0121 453 4349

rubery@ardenestates.co.uk