



9 The Grove, Cofton Hackett
Birmingham

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Cofton Hackett, Birmingham

Nestled in a peaceful cul-de-sac and just a short stroll from the renowned 135-acre Cofton Park, this exceptional modern home has been thoughtfully enhanced through a series of extensions and refurbishments, creating a stylish and versatile living space perfectly suited to contemporary family life. At its heart lies an outstanding open-plan kitchen/dining/family area, designed for both everyday living and entertaining, with bi-folding doors that open onto an absolutely beautiful south-west facing rear garden. The garden itself is a standout feature, offering an impressive sense of space, with its lower section leased from Cofton Hackett Parish Council – providing a rare and valuable extension beyond the typical boundaries. Complementing this impressive hub is a separate lounge, a dedicated ground floor office ideal for home working, and a high-specification garden studio, offering flexible additional accommodation or workspace.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully extended and refurbished modern family home
- Elegant lounge with decorative fireplace and bespoke cabinetry
- Stunning open-plan kitchen/dining/family room with bi-fold doors
- Separate ground floor office plus additional garden studio
- Downstairs WC and laundry room with garden





You can include any text here. The text can be modified upon generating your brochure.

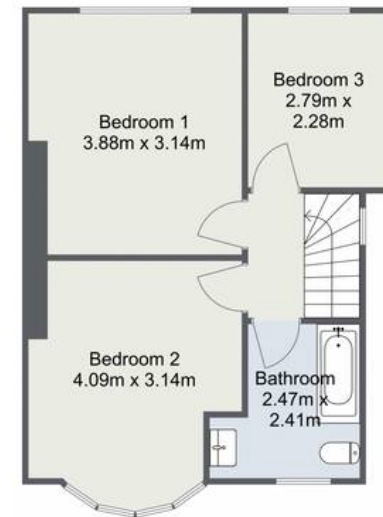


The Grove, Cofton Hackett

Ground Floor



First Floor



Total Approximate Area (Excluding Garden Studio):
112.5 sq.m (1,210.93 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.



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