

AP MORGAN



Groveley Lane, Coton Hackett
Asking Price £435,000

Features:

- Four double bedrooms
- Spacious living room
- Balcony
- Fitted kitchen/dining room
- WC
- Ground floor shower room
- En-suite shower room
- Plenty of storage
- 7 1/2 Years home buyers warranty
- Hard wired ring doorbell
- Four camera CCTV system
- Off street parking for multiple vehicles
- Burglar alarm
- EV charging point
- Electric garage door

Description:

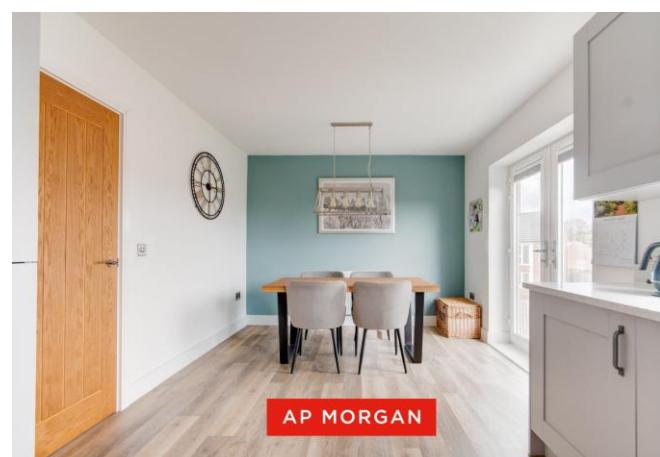
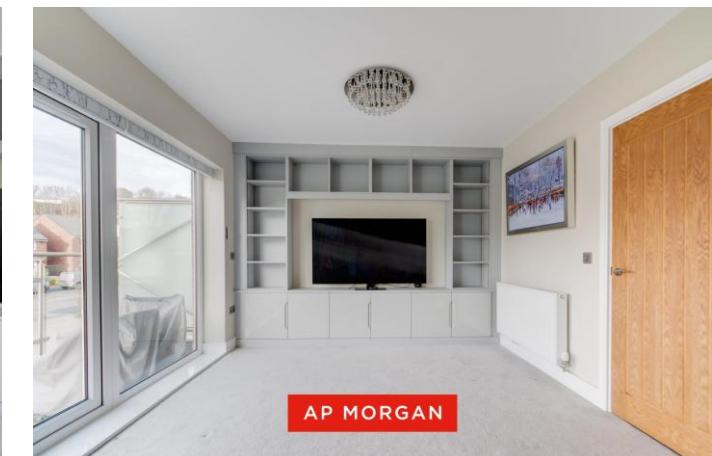
This beautifully presented, four-bedroom, semi-detached townhouse is perfect for family living. Presented are a bright and spacious living room and balcony, a fitted kitchen/dining room with Juliette balcony, four double bedrooms, modern ground floor shower room, WC, bathroom and en-suite shower room, a versatile rear garden and prime positioning for amenities and the M42 and M5 motorways.

Approaching the property, there is a block paved courtyard and drive allowing off street parking for multiple vehicles whilst offering front access to the electric garage door, entrance hall and side access to the rear garden. The drive is completed by an EV charging point and is overlooked by a hard-wired ring doorbell and CCTV cameras.

Entering the property to the large entrance hall, there is immediate access to the garage and ample room for removing outdoor footwear and jackets. The garage is spacious and hosts counters and shelving perfect for storing tools and working on projects. Bedroom Four/Study is a double bedroom looking to the rear aspect on the ground floor, currently being used as a study, there is rear garden access through double French doors. The utility room also allows rear garden access and hosts counterspace with an integral sink and space/plumbing for multiple freestanding appliances. The ground floor is completed by a modern, tiled, shower room presenting a washbasin, WC and walk in shower.

Ascending to the first floor, the landing presents a spacious living room which is illuminated by full width windows looking to the front, with electric blinds allowing privacy and access to the balcony which hosts space for outdoor seating and views of Cofton Park. The contemporary, fitted kitchen/dining room presents ample counterspace with an integral double electric oven, 5 ring gas hob, dishwasher, fridge/freezer and sink with drain. There is also space for a dining table and chairs, the dining area is complete by a Juliette balcony looking to the rear. The first floor is completed by a WC.

Ascending to the second floor, Bedroom One is a large double looking to the rear aspect with an integral wardrobe, integral cupboard and an adjoining en-suite shower room which is fully tiled and hosts a washbasin, WC and shower. Bedroom Two is a large double looking to the front with an integral wardrobe. Bedroom Three is the final double bedroom also looking to the front aspect. The second floor is completed by the modern and fully tiled family bathroom presenting a washbasin, WC and bath with an electric shower over.



The garden opens to a paved patio allowing plenty of space for outdoor furniture, this adjoins a grass laid lawn creating a versatile garden and allows space for planting and outdoor activities. The garden is bordered by wooden panel fencing and a gate for side access to the front of the property.

The property is approximately 1.5 miles from Longbridge Shopping Park which hosts restaurants, shops and supermarkets while offering easy access to local bus routes and Longbridge Train Station. Additionally, Cofton Park and The Lickey Hills are nearby and are great for walks and picnics.

Details:

Entrance Hall

Bedroom Four/Study 10'4" x 10'10" (3.15m x 3.3m)

Utility Room 10'4" x 6'5" (3.15m x 1.96m)

Shower Room 7'9" x 4'2" (2.36m x 1.27m) Both Max

Garage 19'3" x 9'10" (5.87m x 3m) Both Max

Landing

Living Room 10'8" x 17'7" (3.25m x 5.36m) Both Max

Balcony

Kitchen/Dining Room 10'4" x 17'7" (3.15m x 5.36m) Both Max

WC 7'3" x 4' (2.2m x 1.22m) Both Max

Landing

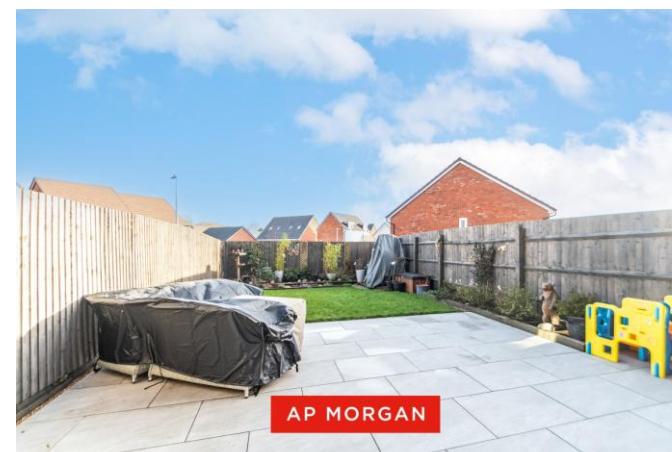
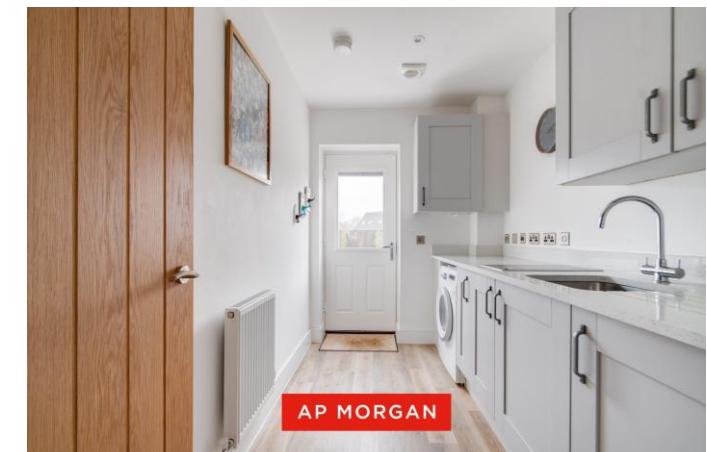
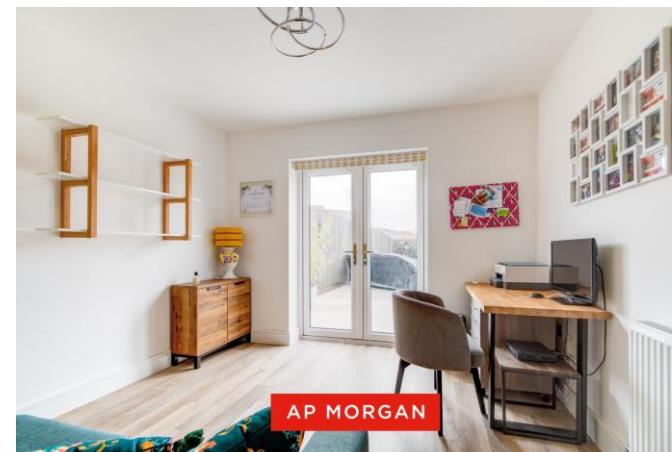
Bedroom One 10'2" x 12'3" (3.1m x 3.73m) Both Max

En-suite Shower Room 6'7" x 5' (2m x 1.52m) Both Max

Bedroom Two 10'8" x 9'7" (3.25m x 2.92m) Both Max

Bedroom Three 10'8" x 7'8" (3.25m x 2.34m) Both Max

Bathroom 7'5" x 5' (2.26m x 1.52m)



EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

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Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanIt Pro.

Ground Floor

Appro. 544 sq. metres (585.5 sq. feet)

First Floor

Appro. 473 sq. metres (508.9 sq. feet)

Second Floor

Appro. 473 sq. metres (508.9 sq. feet)

Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视閑ing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive in cost and very reliable. Just ask for a quote.

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