



AP MORGAN

Parsonage Drive, Cofton Hackett
Offers in excess of £300,000

Features:

- Spacious double-aspect lounge/dining room with front bay window and fireplace
- Substantial kitchen with integral pantry and rear garden views
- Three bedrooms: two double, one single
- Refurbished family bathroom
- Expansive, well-established rear garden with abundant planting
- Wooden outbuilding for external storage
- Off-street parking for multiple vehicles
- New boiler with new radiators throughout
- Short walk to Longbridge station, easy commute to Birmingham, Redditch & Worcester
- Close to Cofton Park, Lickey Hills Country Park, and Longbridge Shopping Park
- Friendly, established neighbourhood with local shops and community spirit

Description:

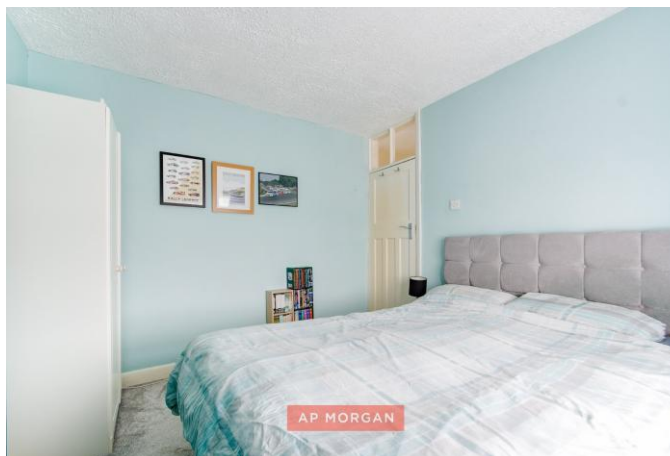
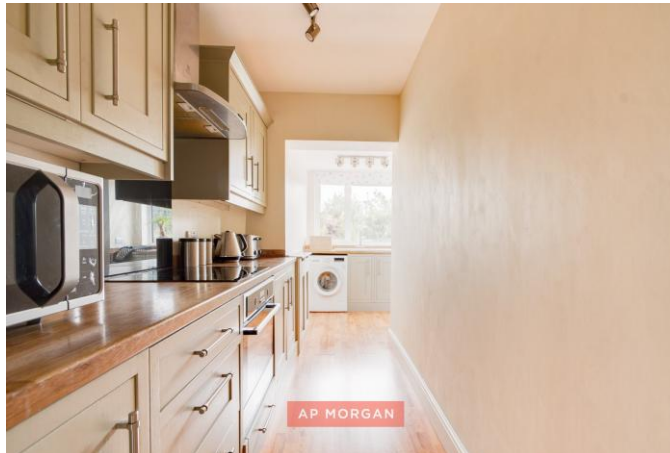
A 1930s home with room to grow, and a garden made for slowing down.

Tucked into one of Cofton Hackett's most sought-after pockets, this mid-terraced three-bedroom home offers far more space than its frontage suggests, paired with a genuinely impressive garden and the kind of period character that new-build estates simply can't replicate. With two double bedrooms, one single, and a refurbished family bathroom, this is a home that has been thoughtfully maintained and gently improved by its current owners, ready for its next chapter.

Step through the front door and the sense of space is immediate. The lounge/dining room is the heart of the home, double aspect and flooded with light from both a rear window and a striking front bay, with a fireplace lending a warm, homely feel that anchors the whole room. The kitchen runs a substantial length of the property and includes an integral pantry, with views out over the rear garden that make even the everyday moments, like washing up, a little more enjoyable.

Upstairs, the two double bedrooms and single bedroom offer genuine flexibility, whether that's a growing family, a home office setup, or simply room to spread out. Outside, the rear garden is expansive and versatile, packed with established planting and offering a wooden outbuilding for external storage, a real feature of the property and one that's been clearly loved and looked after.

Practically speaking, there's off-street parking for multiple vehicles, and the location strikes a rare balance, close enough to reach Longbridge Shopping Park, Cofton Park, and



Lickey Hills Country Park with ease, yet peaceful enough to feel tucked away.

Our seller says:

"It was a property that was much bigger inside than it first appeared from the outside. It felt warm and inviting, and with the 1930's style, it felt less cold and clinical than a new build design. As soon as we walked in we could picture what could go where. That's when we knew it was the one."

"It was (and still is) a really nice neighbourhood, but it also had the biggest garden of what we'd seen, and everything was in a condition where we felt we could put our own stamp on it without starting from the ground up."

"The bay window out the front and the view into the garden in the living/dining room, makes the house feel light and airy."

"I like to sit in the garden on a quiet morning or evening. It has been developed to promote wildlife into the garden, so being able to sit with a drink watching nature is very relaxing."

"It is near enough to amenities to mean you can be near to the action, but far away enough that if you want quiet, you get quiet."

Our agent says:

"This one's got a lovely, easy character to it - the lounge is double aspect with that front bay window and a rear window too, so it's just full of light all day, and the fireplace gives it a really comforting, homely feel; the kitchen's a good size and runs a good chunk of the length of the house with lovely garden views while you're at the sink, and then upstairs you've got two doubles and a single which just gives so much flexibility depending on how someone wants to live in it - and honestly, being this close to Longbridge Shopping Park and with Cofton Park and Lickey Hills Country Park basically on the doorstep, it's a really exciting opportunity for all sorts of families and lifestyles."

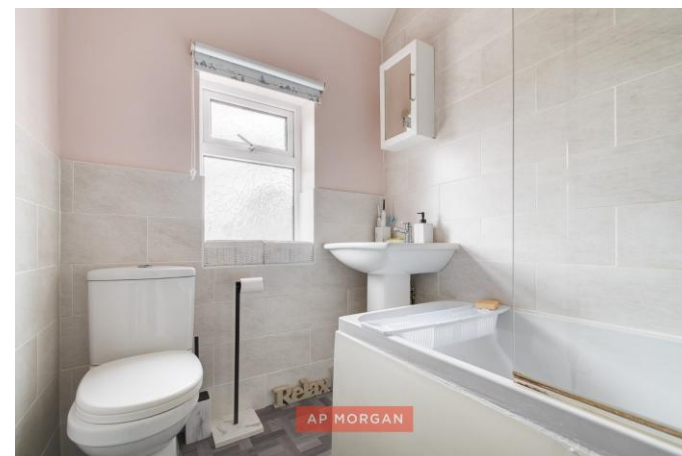
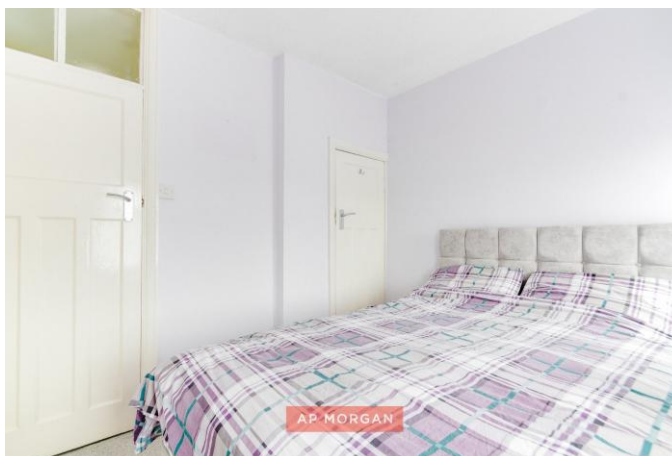
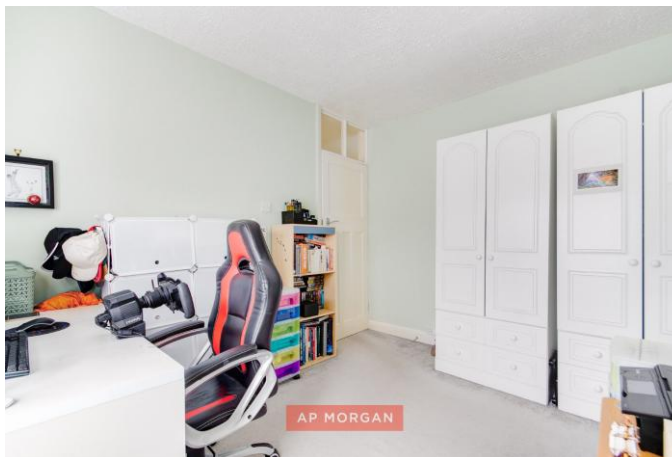
Details:

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

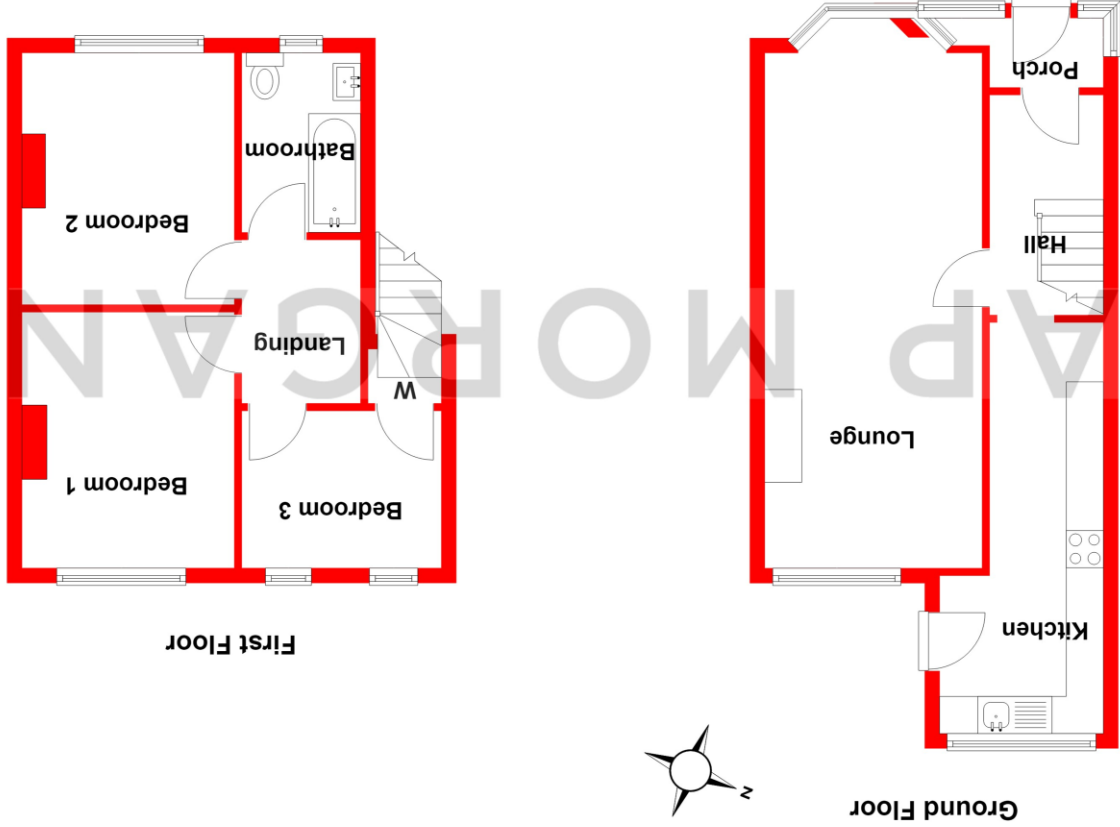
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 72.5 sq. metres (780.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, 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 PlanUp.

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