

AP MORGAN



Cofton Lake Road, Cofton Hackett
Asking Price £550,000

Features:

- Beautifully presented, three-bedroom, detached house.
- Perfect for large and growing families
- Three double bedrooms
- Generous, bright lounge
- Spacious, contemporary fitted kitchen/dining room
- Ground floor WC
- Externally accessed garage
- Substantial entrance hall and landing
- Large, modern family bathroom
- Gas, electricity and water meters present
- Newly erected porch
- Plentiful & versatile rear garden
- Off-street parking
- Beautiful distant views of local green spaces
- Well positioned for amenities access

Description:

This beautifully presented, three-bedroom, detached house in Cofton Hackett, Worcestershire is perfect for large and growing families; presenting a bright and generously sized lounge, spacious contemporary fitted kitchen/dining room, ground floor WC, externally accessed garage, substantial entrance hall and landing, three double bedrooms, large & modern family bathroom, metered services (gas, electricity, water), a newly erected porch, plentiful and versatile, south-west facing rear garden, off-street parking, beautiful distant views of local green spaces and is well positioned for amenities access.

Approaching the property, there is a tarmac drive offering parking for multiple vehicles and front access to the garage. A paved patio gives access to the newly erected side porch and a freestanding bench, with the front aspect completed by a grass laid lawn encompassing the drive and paved patio.

Entering the property to the porch and entrance hall, there is substantial space for removing outdoor footwear and jackets with a ground floor WC immediately accessible additionally acting as a cloakroom. The generously sized lounge is bright and illuminated from the front and rear aspects; hosting multiple suites, a gas fireplace and rear garden access through double French doors this is a calm and comfortable family room. The spacious, contemporary fitted kitchen/dining room offers an abundance of counterspace with an integral double electric oven, electric hob, double sink with drain, dishwasher and space for freestanding appliances. Centrally, there is room for a large dining table and chairs with the kitchen/dining room completed by an integral cupboard and rear garden access through double French doors. The ground floor is completed by a large, externally accessed garage offering plenty of storage and space for DIY/hobbies and presenting a secondary integral storage room.



Ascending to the first floor, there is an expansive landing presenting Bedroom One, a large double looking to the rear aspect, Bedroom Two is similarly a large double also looking to the rear, Bedroom Three is the final double of the property looking to the front aspect. The bedrooms are furnished with large, double-glazed windows which offer an abundance of natural light. The first floor is completed by a modern family bathroom hosting a washbasin, WC and bath/shower; additionally, an integral storage cupboard is accessible from the landing.

The rear south/west facing garden opens to a paved patio which presents plenty of space for garden furniture allowing the sun to be enjoyed in all hours of the day. There is an adjustable awning which allows shade from the sun in the summer months over hanging a portion of the patio. The grass laid lawn is raised from the patio, allowing for outdoor activities and enjoying the beautiful, distant views of local green areas. The garden is plentiful and versatile offering space for planting and is completed by hedged borders and a rear gate to a walking path and fields.

The property enjoys a highly sought after location within Cofton Hackett, being nestled in the slopes of the wonderful Lickey Hills and Woods. The nearby village of Barnt Green offers a linear shopping street. Other nearby facilities include St Andrew's First School, a sports club and a sailing club. Additionally, Longbridge High Street is a short drive offering access to supermarkets, shops, restaurants and pubs. Longbridge Train Station and bus routes are easily accessed.

Details:

Porch

Entrance Hall

Living Room 17'11" x 11'4" (5.46m x 3.45m) Both Max

Kitchen/Dining Room 12'9" x 18'10" (3.89m x 5.74m) Both Max

Ground Floor WC 2'8" x 7' (0.81m x 2.13m)

Garage 15'1" x 11'4" (4.6m x 3.45m) Both Max

Landing

Bedroom One 9'10" x 13'5" (3m x 4.1m) Both Max

Bedroom Two 10' x 11'4" (3.05m x 3.45m) Both Max

Bedroom Three 7'7" x 11'4" (2.3m x 3.45m) Both Max

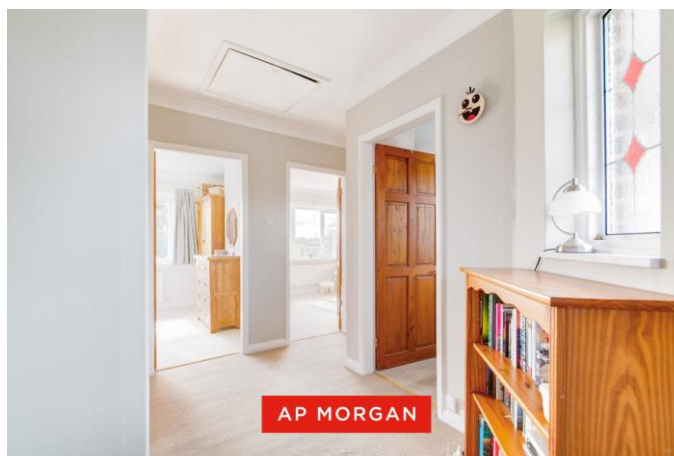
Bathroom 9' x 7'8" (2.74m x 2.34m) Both Max

EPC Rating: D

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.



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?

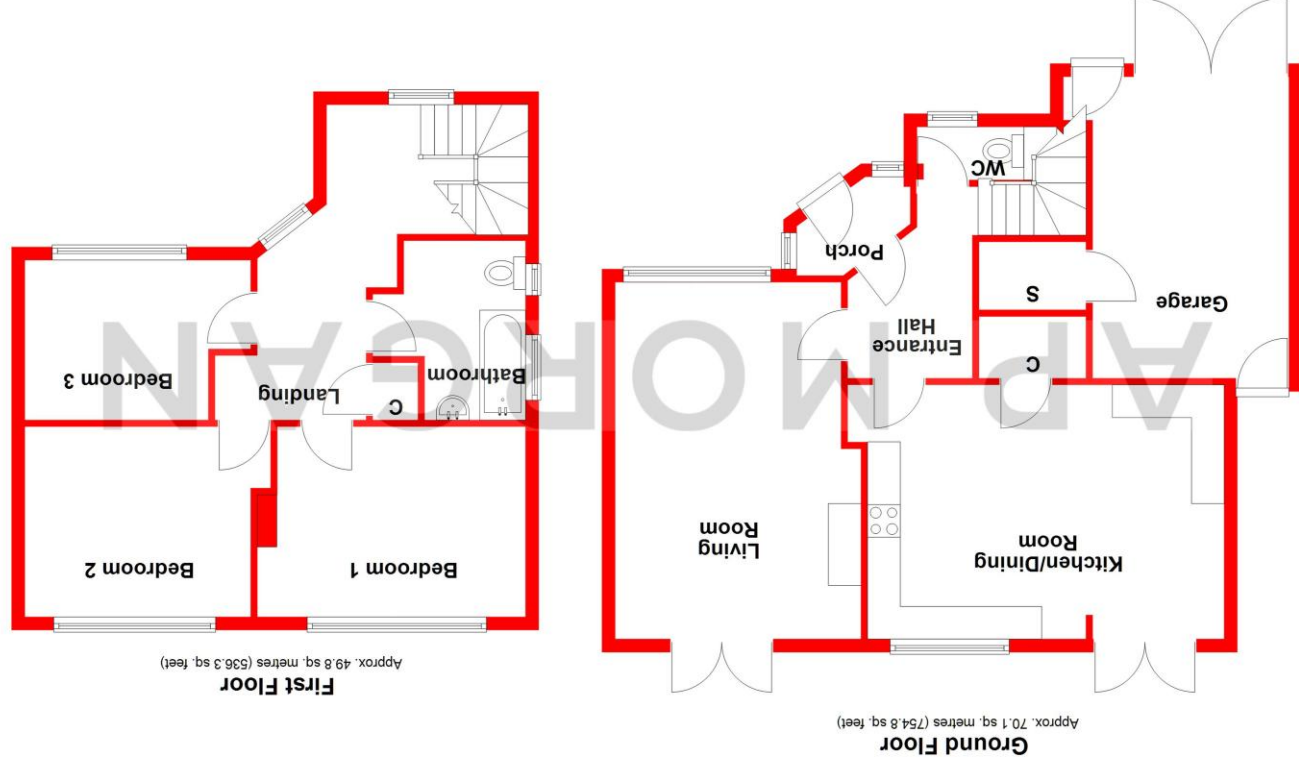
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 119.9 sq. metres (1291.1 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.