

**AP MORGAN**



**Barnt Green Road, Cofton Hackett**  
Asking Price £650,000

### Features:

- Beautifully presented five-bedroom detached home.
- Exciting opportunity for large and growing families
- Contemporary and characterful styling throughout,
- Generously sized living room,
- Large dining room,
- Substantial fitted kitchen/breakfast room/diner,
- Five double bedrooms
- Multiple bathrooms including en-suites and a ground floor WC
- Plenty of storage space
- Versatile and verdant rear garden
- Powered outbuilding perfect for an office,
- Off-street parking for multiple vehicles.

### Description:

Are you searching for a substantial detached family home in one of Bromsgrove's most sought-after villages?

This is the kind of home that genuinely stops you in your tracks. Spread across three floors and delivering an impressive 2,339 sq ft of beautifully considered living space, this is a property that has been grown into and genuinely loved. From the moment you pull onto the generous block-paved driveway, with room for multiple vehicles, you get a real sense of what is waiting inside.

On the ground floor you have all the space a busy family needs. A generous living room, a separate dining room and a fantastic kitchen, breakfast room and diner that forms the real heart of the home. There is also a handy WC, so the practicalities are well covered too.

Head upstairs to the first floor and you will find four bedrooms, a family bathroom and a beautifully appointed en-suite shower room serving the principal bedroom on this level. But the real showstopper is saved for the second floor, where a stunning room-in-roof bedroom suite awaits, complete with its own en-suite bathroom, a walk-in wardrobe and useful eaves storage. It is the kind of space that buyers fall in love with the moment they step into it.

The garden is a genuine surprise. Arranged across two distinct levels and framed by several mature trees that bring real character and privacy, there is ample room for garden furniture, planting and outdoor entertaining. Whether you are hosting a summer barbecue or simply looking for a quiet corner to unwind, this garden delivers. A powered outbuilding adds further versatility, whether you need a home office, a studio, a gym or a workshop, the space is ready and waiting.



Sitting on the edge of the Lickey Hills, this is a village that offers the best of both worlds. Quiet, green and genuinely community-minded, yet within easy reach of Birmingham, Bromsgrove and the M42 corridor. Barnt Green station is close by for those who commute, and the surrounding countryside gives you miles of walking on the doorstep.

Homes like this, in this location, at this level, do not stay available for long. Call us today to arrange your viewing.

**Details:**  
**Hall**

**Living Room** 18'6" x 10'10" (5.64m x 3.3m) Both Max

**Dining Room** 17'4" x 8'4" (5.28m x 2.54m)

**Kitchen/Breakfast Room/Diner** 17'7" x 24'6" (5.36m x 7.47m) Both Max

**Ground Floor WC** 6' x 5'1" (1.83m x 1.55m)

**Landing**

**Bedroom Two** 15'7" x 12'1" (4.75m x 3.68m) Both Max

**Ensuite Shower Room** 5'1" x 7'5" (1.55m x 2.26m)

**Bedroom Three** 14'8" x 13'11" (4.47m x 4.24m) Both Max

**Bedroom Four** 10'2" x 14'1" (3.1m x 4.3m)

**Bedroom Five** 10'2" x 10'1" (3.1m x 3.07m)

**Bathroom** 6'3" x 8'9" (1.9m x 2.67m)

**Landing**

**Bedroom One** 26'11" x 14'9" (8.2m x 4.5m) Both Max

**Ensuite Bathroom** 7'6" x 9'1" (2.29m x 2.77m)

**Walk in Wardrobe** 6' x 9'1" (1.83m x 2.77m)

**EPC Rating:** To be confirmed  
**Council Tax Band:** F (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

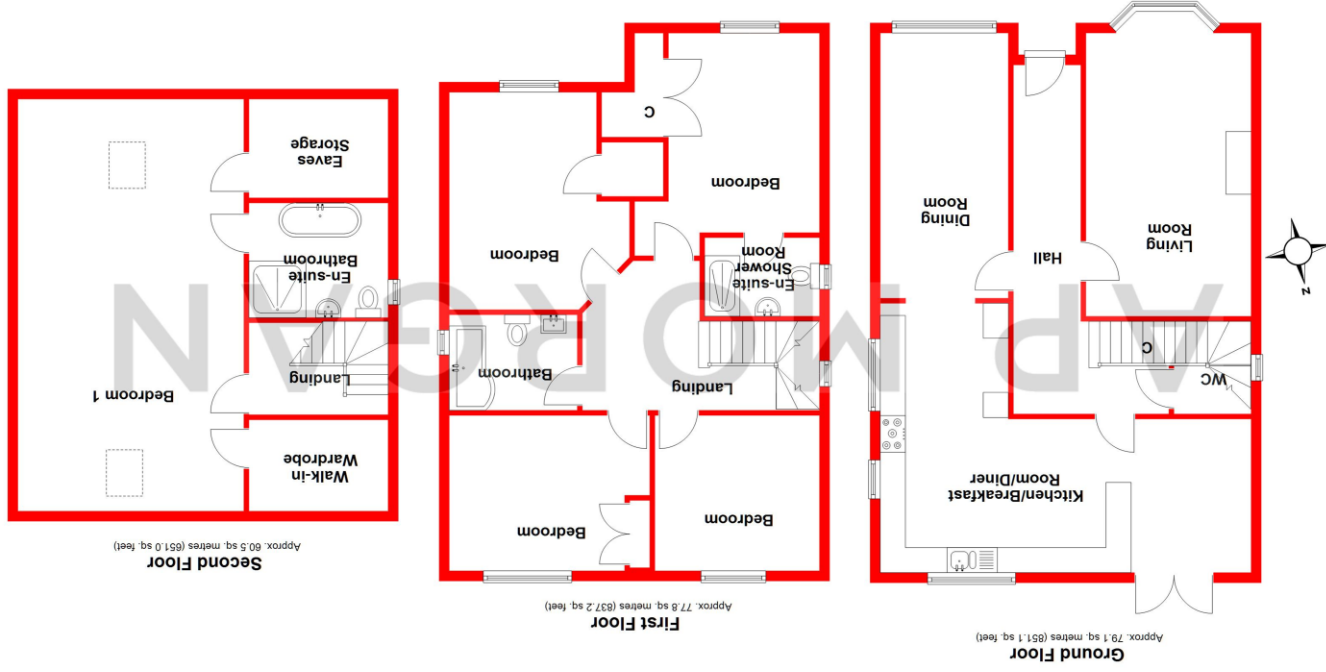
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 217.3 sq. metres (2339.3 sq. feet)

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 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.  
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