

**AP MORGAN**



**Skylark Street, Cofton Hackett, Birmingham**  
Offers in excess of £525,000



### Features:

- Quiet Private Location
- High End Newly Built 4 Bedroom Detached
- Lovely Country Views to the Rear
- Downstairs WC & Utility
- Open Plan Kitchen/Diner
- Fully Integrated Modern Kitchen
- Master With Ensuite
- Close to Public Transport & Road Networks

### Description:

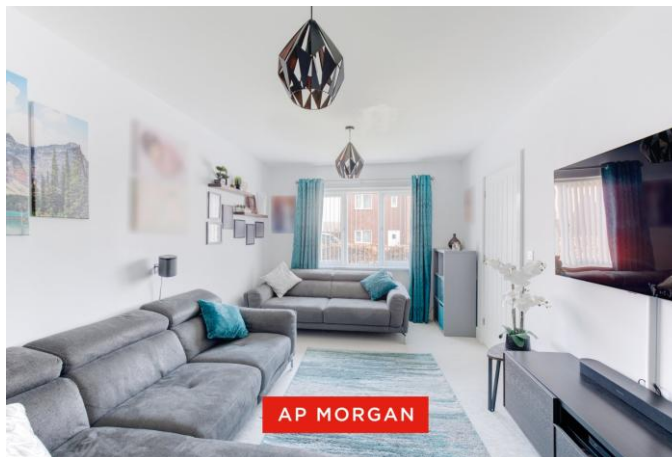
Situated in the sought-after location of Cofton Hackett, this well-presented four-bedroom detached home, recently built in 2018, offers a wealth of living space, modern amenities, and a beautifully landscaped garden. Boasting ample living spaces, an open-plan kitchen/diner, and a versatile layout, this property is perfect for the growing family.

The property is approached via a private driveway, providing ample parking space for two cars.

Stepping inside, you are greeted by a welcoming hallway that benefits from fully fitted under stair storage. The heart of the home is the impressive open-plan air-conditioned kitchen/diner, providing a fantastic space for family meals and entertaining. The kitchen is well-equipped with integrated modern appliances and ample storage. The garage has been cleverly converted into a playroom, offering a dedicated space for children to play and relax. Additional space has been left for storage in the garage which can be accessed via an electric roller door or via the playroom. A separate living room provides a comfortable and inviting space for relaxation. A utility room and downstairs WC add to the practicality of the ground floor.

Ascending to the first floor, you'll discover four well-proportioned bedrooms. The master bedroom benefits from a luxurious en-suite, providing a private sanctuary. A family bathroom serves the remaining bedrooms. The loft has been boarded and features a convenient pull-down ladder, providing additional storage space.

Moving outside, the property enjoys a beautifully landscaped, two-tier private garden, perfect for outdoor dining and entertaining. A standout feature is the purpose-built garden room, complete with its own electric heating, air conditioning, and Ethernet connection, making it an ideal space for a home office, gym, or additional living area.



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The property is local to a wide range of amenities, as well as the Longbridge shopping complex, offering a variety of retail and leisure options. The property is also conveniently located near good schools and the picturesque Lickey Hills Country Park, providing opportunities for outdoor recreation. Excellent public transport links and easy access to the main motorway networks ensure convenient commuting.

#### **Details:**

##### **Entrance Hall**

**Living Room** 17'6" x 9'10" (5.33m x 3m)

**Kitchen/Diner** 20'10" x 14'11" (6.35m x 4.55m) Both Max

**Utility Room** 6'2" x 4'3" (1.88m x 1.3m)

**WC** 6'2" x 0.97 (1.88m x 0.97)

**Playroom** 14'6" x 10'7" (4.42m x 3.23m)

##### **Landing**

**Master Bedroom** 16'1" x 10'7" (4.9m x 3.23m) Both Max

**Ensuite** 6'4" x 3'1" (1.93m x 0.94m)

**Bedroom 2** 13'3" x 10'2" (4.04m x 3.1m)

**Bedroom 3** 11'4" x 10'4" (3.45m x 3.15m) Both Max

**Bedroom 4** 8'5" x 9'2" (2.57m x 2.8m) Both Max

**Bathroom** 9'2" x 7'4" (2.8m x 2.24m)

**Garage/Storage** 10'7" x 6'4" (3.23m x 1.93m)

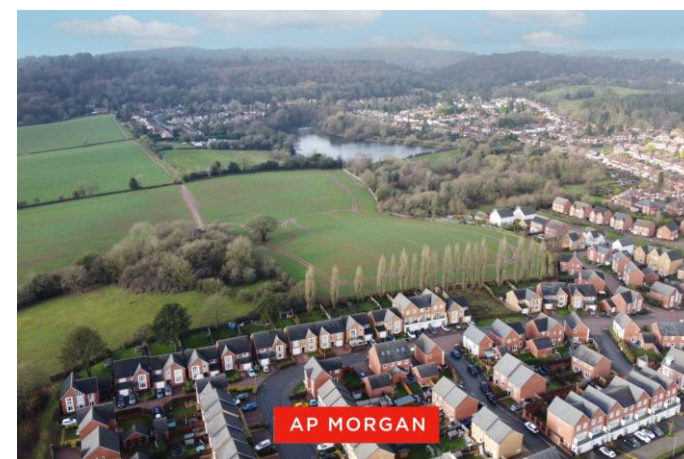
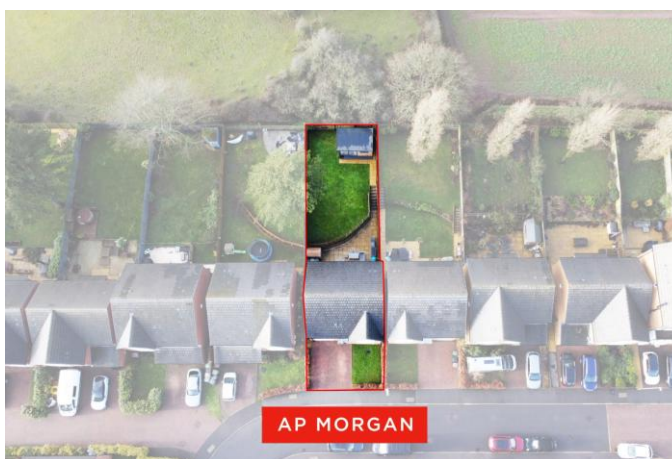
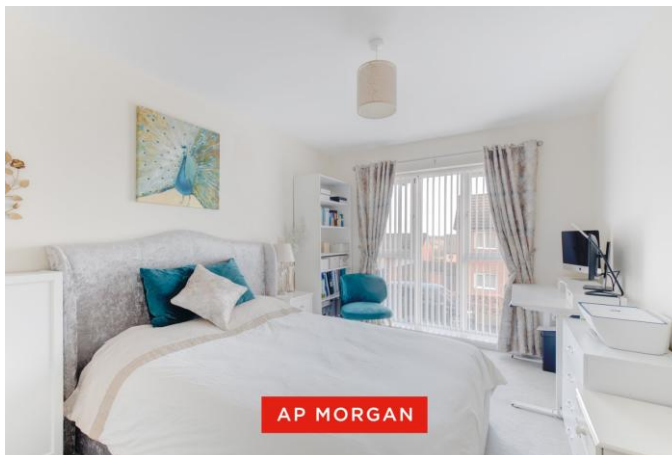
**Garden Room** 14'5" x 9'11" (4.4m x 3.02m)

**EPC Rating:** B

**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.



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Property to sell?

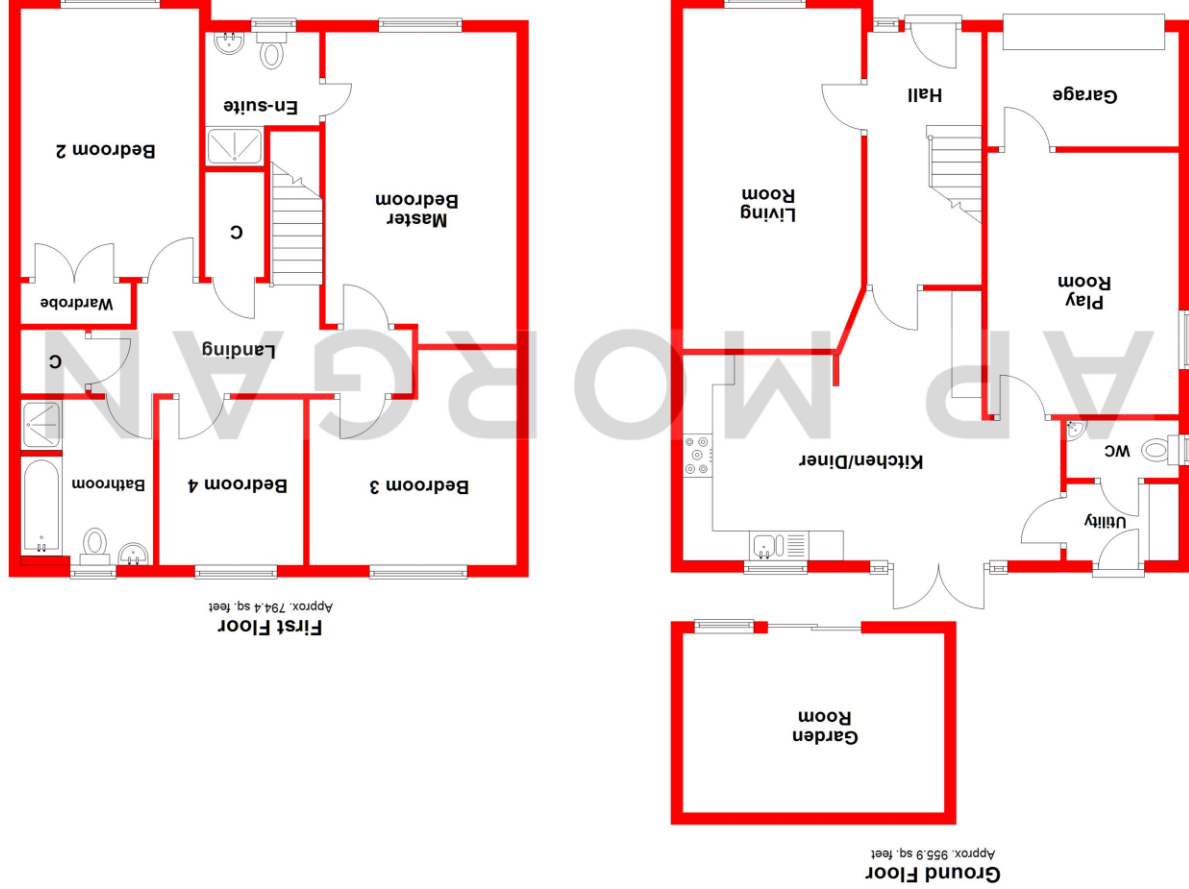
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Plan produced using Planlup.

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