



**15 Kendal End
Road**

COFTON HACKETT



Extended Three Bedroom Detached House

Description.

An impressive contemporary family homewhich has been extended and refurbished to an exemplary standard enjoying in particular a vast open plan kitchen/dining/family room, perfect for entertaining and family life. The property is located just 0.3 miles from Barnt Green village and within catchment for St Andrews First School (rated 'Outstanding' by Ofsted).

The accommodation comprises: Entrance hall, sizeable lounge and separate family room (both with a feature living flame gas fire) and the most fantastic contemporary open plan kitchen/diner with utility room and guest cloakroom off. This vast 637 sq. ft room enjoys underfloor heating, two sets of bi-folding doors onto the garden as well as remote controlled programmable Velux windows and offers a substantial breakfast island and dining space for a team of guests, perfect for both entertaining and family life. High quality integrated Siemens appliances include two eye level electric ovens and microwave, warming drawer, dishwasher, full height fridge, freezer, electric multi zone hob, single gas burner and a Quooker boiling tap.

The first floor features a dual aspect bedroom overlooking the garden with bespoke Daval fitted wardrobes, second double bedroom with Starplan fitted wardrobes, single bedroom and a contemporary house bathroom with Quaryl bath and Aqualisa Shower including a stop/start remote.

Externally, the property enjoys a beautifully landscaped rear garden with a sizeable patio seating area, LED lit steps ascending to a tiered lawn with a range of mature shrubs, trees and shed. The garage (suitable for storage) is located from either the garden or via the front and features an electric door. Parking includes a generous driveway complete with a security ram post.

Location: Located between both Barnt Green and Cofton Hackett, the property benefits from the delights of both areas. Barnt Green is a thriving village with local shopping facilities, doctor's surgery, two churches, dentist, local school with 'Outstanding' Ofsted status and train station direct to Birmingham. There are many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Woods and Cofton Park.



Room Dimensions

Lounge: 17' 9" x 11' 7" (5.42m x 3.54m) max

Family Room: 15' 5" x 10' 5" (4.71m x 3.19m) max

Kitchen/Diner: 25' 5" x 18' 8" (7.75m x 5.70m) max

Utility Room: 8' 8" x 5' 5" (2.65m x 1.66m)

WC 5' 11" x 2' 10" (1.82m x 0.88m)

Stairs To First Floor Landing

Master Bedroom: 16' 9" x 11' 3" (5.11m x 3.43m) max

Bedroom Two: 10' 5" x 11' 10" (3.19m x 3.63m) max

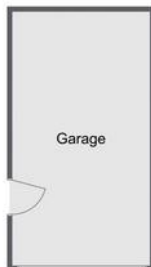
Bedroom Three: 8' 9" x 7' 3" (2.67m x 2.22m)

Bathroom: 7' 8" x 7' 5" (2.35m x 2.28m) max

Garage: 9' 0" x 16' 8" (2.76m x 5.09m)



Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

First Floor



Total Area
Approx
152.6 sq m
1642.6 sq ft

EPC: D

COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



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