



**32 Cofton
Lake Road**
COFTON HACKETT

£495,000



Three Bedroom Detached House

Description.

A unique 1960's home boasting spacious accommodation, enjoying in particular an extended open plan kitchen/diner and south facing garden bordering open greenbelt countryside. The property is set upon a highly desirable road within Cofton Hackett, within walking distance to the Lickey Hills Woods and direct access to a walking trail from the end of the garden!

The accommodation comprises: Enclosed porch, entrance hall with access to a guest WC, lounge enjoying a living flame gas fire and double doors onto the garden and an extended open plan kitchen/dining room with a part vaulted ceiling and velux windows, French doors, walk in pantry cupboard and an integrated dishwasher, fridge/freezer, Zanussi cooker and Elettrolux ceramic hob.

The first floor features a generous landing with linen cupboard, two double bedrooms both with large windows to enjoy the countryside views, good sized single bedroom and modern family bathroom.

Externally the property features a delightful south facing rear garden of sizeable proportions with a patio dining area, lawn, a collection of mature shrubs and trees and shed lying adjacent a large open area of greenbelt countryside. The driveway at the front provides off road parking for multiple vehicles as well as entry into the garage (which also features an internal store).

Location: Cofton Hackett is an ancient settlement mentioned in historical documents dating back to 780 AD and in the present day provides a wide range of local amenities including an 18 hole golf course, two churches, sought after primary school within the bordering village of Lickey, village hall, popular public house 'The Oak Tree' and Sunday lunch at 'The Old Rose and Crown' hotel.



32 Cofton Lake Road itself is perfectly located for many fine walks within both the renowned 524 Acre Lickey Woods (located opposite Reservoir Road) and 135 Acre Cofton Park once visited by Pope Benedict XVI.

The bordering village, Barnt Green, is located approximately 1.2 miles away and offers everyday shopping facilities, doctor's surgery, dentist, St Andrews primary school, the ever-popular Grade II listed 'Barnt Green Inn' and railway station (direct to Birmingham New Street). There are also many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. No more than 2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencers in the Midlands. Access to the M42 is just 3.4 miles away and the M5 around the same distance.

Room Dimensions:

Lounge: 17' 10" x 11' 4" (5.46m x 3.46m)

Kitchen/Diner/Family Room: 12' 8" x 18' 11" (3.88m x 5.79m)

WC 2' 8" x 6' 10" (0.83m x 2.10m)

Garage: 14' 11" x 9' 8" (4.56m x 2.95m)

Stairs To First Floor Landing

Bedroom One: 9' 11" x 13' 4" (max) (3.04m x 4.08m)

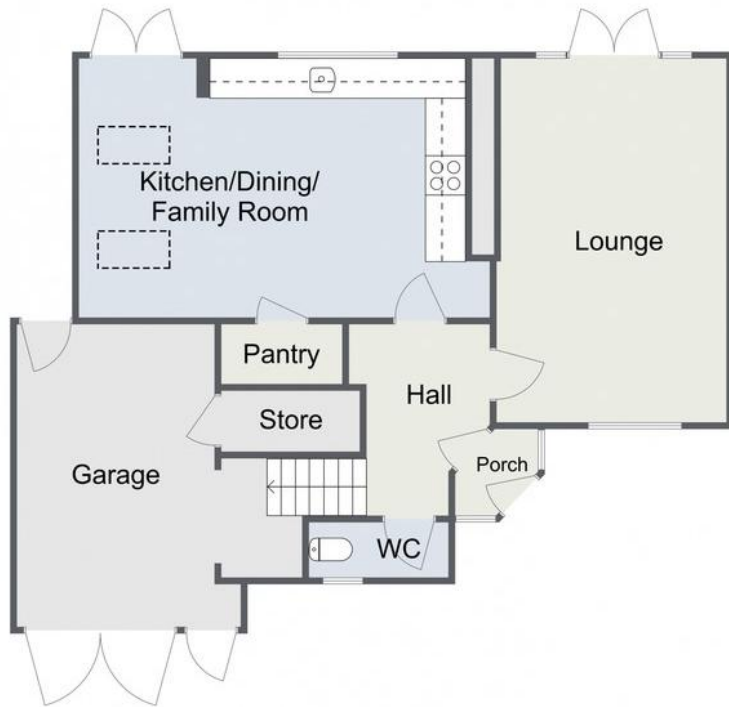
Bedroom Two: 9' 11" x 12' 7" (max) (3.04m x 3.86m)

Bedroom Three: 7' 7" x 11' 5" (max) (2.33m x 3.48m)

Bathroom: 9' 0" x 6' 5" (2.76m x 1.96m)



Ground Floor



First Floor



Total Approximate Area (Including Garage): 123.2 sq. m (1,326.11 sq. ft)

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.

EPC: TBC

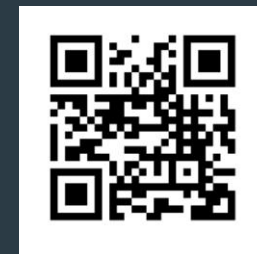
COUNCIL TAX BAND: E

TENURE: Freehold

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

0121 447 8300

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



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