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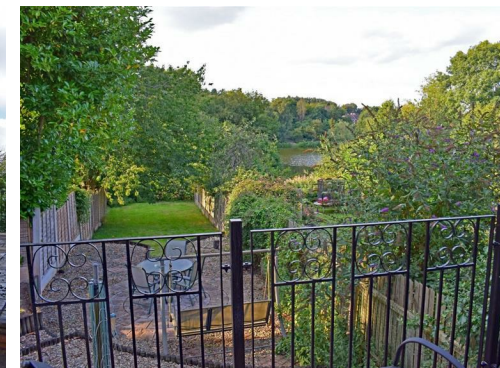
# Allan Morris

estate agents



**17A Cofton Lake Road, Cofton Hackett, B45 8PL**

A deceptively spacious & flexible family home with lovely views over the lake to the rear



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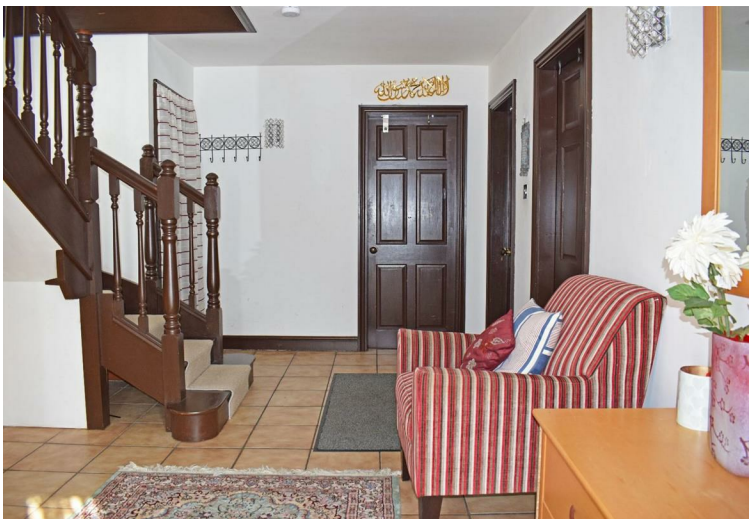
**Price £579,950**



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barntgreen@allan-morris.co.uk  
87a Hewell Road, Barnt Green, B45 8NL

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**COUNCIL TAX BAND: G**  
(Bromsgrove District Council)

**EPC RATING: D**  
(Energy Performance Certificate)

**DIRECTIONS**

From Barnt Green office, turn right into Hewell Road. At the end of the road turn left, proceed under the bridge and on into Kendal End Road. Proceed on into Cofton Hackett and Barnt Green Road, then turn second right into Reservoir Road. At the end of the road turn left into Cofton Lake Road, where the property will be found on the left, as indicated by the agent's 'For Sale' Board.

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**17A Cofton Lake Road  
Cofton Hackett  
Worcestershire  
B45 8PL**

**GENERAL DESCRIPTION**

**This deceptively spacious detached family home has fabulous views over the garden and lake to the rear. The desirable village location is convenient for commuting to Birmingham, the national motorway network and the facilities of Barnt Green, Bromsgrove, Longbridge and Birmingham Great Park.**

**The house is double glazed with PVC double glazing, gas-fired central heating (underfloor to ground floor & radiators to first floor) and offers spacious and flexible internal accommodation of approximately 2,520sqft (excluding garage), briefly comprising:**

**GROUND FLOOR**

**A large reception hall with fitted cloakroom off; family/dining room; lounge with balcony terrace overlooking the rear garden and lake beyond; fitted kitchen & dining room; and a laundry room.**

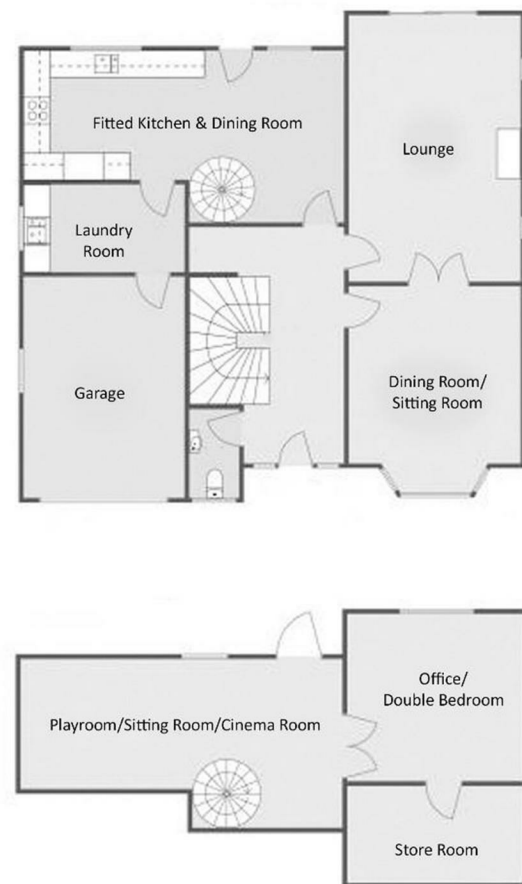
**LOWER GROUND FLOOR**

**Flexible playroom/living room/cinema room; office/double bedroom; and a store room. (N.B. This floor offers potential for conversion to use as a self-contained annexe/flat with a floor area of approximately 485sqft).**

**FIRST FLOOR**

**A spacious gallery landing; four good sized double bedrooms; a large en-suite shower room; and a large family bathroom.**

**In addition, the property benefits from a large integral garage, off-road parking, private rear gardens and far reaching views over the lake to the rear.**



Not to scale  
To be used for information purposes only

**Viewing is strictly by prior appointment via:  
Allan Morris, 87A Hewell Rd, Barnt Green, B45 8NL  
Telephone: 0121 445 5209 or Email: [barntgreen@allan-morris.co.uk](mailto:barntgreen@allan-morris.co.uk)**

### IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Barnt Green office at 87a Hewell Road, or telephone 0121 445 5209.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



An open porch with front door opening to the RECEPTION HALL 18'0" x 11'5" (Measurements include stairs and recesses) having stairs to the 1st floor, 2 single glazed windows to the front, doors to the dining room, lounge and kitchen, a curtained cloaks above ceiling light point, tiled flooring with under floor heating, telephone point, 3 wall light points and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with cupboard below and tiled splash back. Tiled flooring with underfloor heating, opaque window and ceiling light point.

#### DINING ROOM/SITTING ROOM 14'8" x 12'8" (4.47m x 3.86m)

(Measurements include bay) having a double glazed bay window to the front, laminate wood flooring with underfloor heating, opaque double glazed window and ceiling light point.

#### LOUNGE 20'1" x 12'8" (6.12m x 3.86m)

(Measurements include recess) having large double glazed patio doors opening to the BALCONY TERRACE with lovely aspect over the garden and the lake to the rear. Two opaque double windows to side, laminate wood flooring, with underfloor heating, TV aerial point, ceiling coving and four window light point.

#### FITTED KITCHEN & DINING ROOM 23'7" x 9'6" < 12'8" (7.19m x 2.90m < 3.86m)

(Measurements include units & staircase) having a contemporary range of base & wall units with quarry work top surface having an inset sink integrated dishwasher, recess for fridge/freezer and built in electric oven and four ring gas hob with cooker hood over. Part tiled walls, tiled flooring with underfloor heating, spiral staircase to the lower ground floor, two double glazed windows with lovely views across the rear garden to the lake beyond, TV aerial point, seven inset ceiling spotlights, ceiling light point and a door to:

#### LAUNDRY 11'9" x 6'5" (3.58m x 1.96m)

(Measurements include units) having a quarry work top surface with inset sink and recesses below for washing machine and tumble dryer, 3 wall cupboards, tiled flooring with underfloor heating, opaque double glazed wood framed window to the side, door to the garage and ceiling light point.

From the kitchen, a spiral staircase leads down to the LOWER GROUND FLOOR which has excellent potential for a variety of uses including cinema room, playroom, office suite or annexe.

#### OFFICE/SITTING ROOM/CINEMA ROOM 22'8" x 9'2" < 11'10" (6.91m x 2.79m < 3.61m)

Having a double glazed window to the rear, laminate wood flooring, telephone point, fourteen inset ceiling spotlights and glazed double doors opening to:

#### OFFICE / DOUBLE BEDROOM 12'5" x 11'9" (3.78m x 3.58m)

Having a double glazed window to the rear, laminate wood flooring, nine inset ceiling spotlights and an opaque glazed door to:

#### STORE ROOM 12'5" x 6'10" (3.78m x 2.08m)

Having a ceiling light point and potential to convert into an en-suite shower room and dressing room.

From the reception hall, the stairs with an ornate balustrade leads up to the SPACIOUS GALLERY LANDING having a double glazed window to the front, a built in store cupboard with light point, an access hatch to the loft, radiator and four wall light points.

#### BEDROOM ONE 19'8" x 12'8" (5.99m x 3.86m )

(Measurements include wardrobe) having a fitted five door wardrobe, large double glazed window with fabulous views over the lake to the rear, radiator, telephone point, ceiling coving three wall light points and a door to :

#### LARGE RE-FITTED EN-SUITE SHOWER ROOM 12'0" x 6'9" (3.66m x 2.06m)

(measurements include suite) having a contemporary suite comprising: A Low flush w/c twin wash hand basins set in a vanity unit, a large shower cubicle. Karndean flooring, opaque double glazed window, chrome towel rail radiator and four inset ceiling spot lights.

#### BEDROOM TWO 16'4" x 9'8" < 12'8" (4.98m x 2.95m < 3.86m)

(Measurements include wardrobe) having a fitted four door wardrobe and fitted two door wardrobe, large double glazed window with view to lake to the rear, radiator and two ceiling light point.

#### BEDROOM THREE 13'1" x 12'8" (3.99m x 3.86m)

(Measurements include wardrobe) having a fitted four door wardrobe large double glazed window to the front, radiator and two ceiling points.

#### BEDROOM FOUR 13'0" x 11'2" < 11'0" (3.96m x 3.40m < 3.35m )

Having a fitted two door wardrobe with shelving unit to the side. Large double glazed window to the front, radiator and ceiling light point.

#### LARGE RE-FITTED FAMILY BATHROOM 9'9" x 8'7" (2.97m x 2.62m)

(Measurements include suite) having a contemporary white suite comprising: |A low flush w/c, wash hand basin set on a drawer unit, bath tub, and a large shower cubicle. Tiled walls opaque double glazed window, radiator, extractor fan and six inset ceiling spotlights.

#### OUTSIDE

##### LARGE SINGLE GARAGE 16'9" x 11'3" (5.13m x 3.43m)

(Measurements include boiler and tank) having a metal up and over door to the front, concrete base, opaque wood framed double glazed window to the side, door to laundry room, water tap, two ceiling light points, pressurised hot water tank and a wall mounted gas-fired boiler.

To the front, the house and garage are approached over a block paved drive and steps, providing off-road parking for up to two cars.

#### GARDENS

##### FRONT

The house stands behind a front garden laid to lawn with shrubbery leads to both sides. Gates on both sides of the house open and pathways leading to the rear garden.

##### REAR

The house benefits from a private L shaped rear garden comprising: A paved balcony terrace across the rear the rear of the house with steps down to a gravel pathway sweeping between a lawn and shrubbery leads to a gravelled terrace with a step down to the lawn beyond. The gardens enjoy lovely views over the rear garden.

#### GENERAL INFORMATION

##### TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.