



52 Middle Drive, Cofton Hackett, B45 8AJ | £295,000  
Three Bedroom Semi-Detached House



**Summary:**

Beautifully presented three bedroom modern family home with delightful rear garden, located in the sought after area of Cofton Hackett.

**Description:**

The accommodation comprises: Covered porch, entrance hall with cloaks cupboard, 24'9" lounge/dining room with sliding patio door onto the garden, kitchen with integrated oven and gas hob and utility room with garden access. The first floor provides: Master bedroom with fitted wardrobes, two further bedrooms and family bathroom.

Externally, the property features a delightful rear garden with lawn, decked seating area and a collection of shrubs and trees. The fore provides a further lawned area, driveway for several vehicles and access to the garage.

**Location:**

Cofton Hackett itself has many fine walks to be enjoyed in the Lickey woods and Cofton Park. There are some local shops, with the M42 and M5 motorways links nearby. Barnt Green village is approximately one and a quarter miles away and has every day shopping facilities, doctor's surgery, dentist, local primary school and railway station. 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.





## Room Dimensions:

### Lounge/Diner:

24' 11" x 11' 0" (7.61m x 3.37m)

### Kitchen:

8' 7" x 7' 4" (2.62m x 2.24m)

### Utility Room:

9' 10" x 5' 1" (3.01m x 1.56m)

### Garage:

15' 9" x 7' 3" (4.82m x 2.22m)

## Stairs To First Floor Landing

### Master Bedroom:

12' 2" x 10' 2" (3.72m x 3.11m)

### Bedroom Two:

12' 2" x 11' 1" (3.72m x 3.40m)

### Bedroom Three:

8' 7" x 7' 4" (2.63m x 2.25m)

### Bathroom:

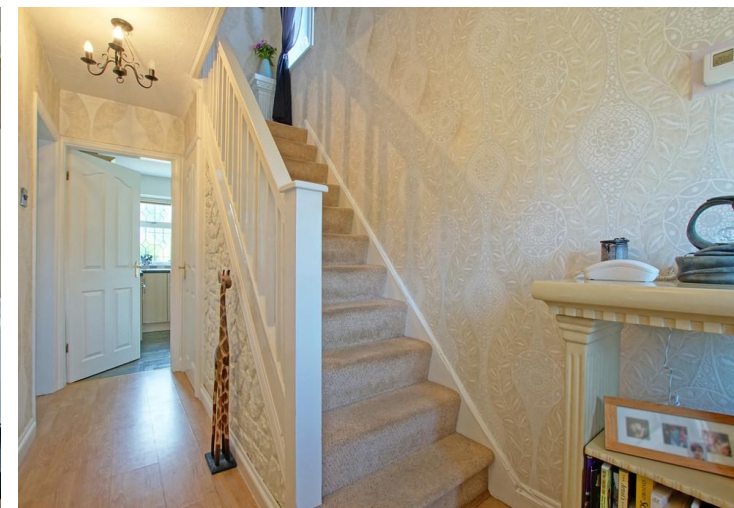
8' 5" x 5' 8" (2.58m x 1.75m)

**EPC:** E

**Council Tax Band:** D

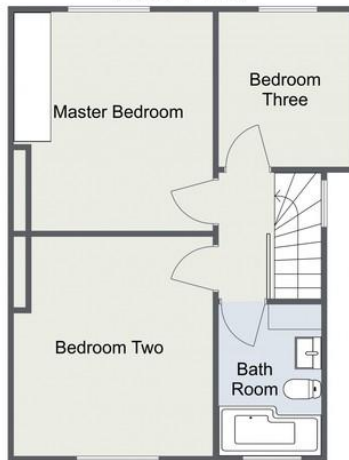
**Tenure:** Freehold

For more information on Middle Drive or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300

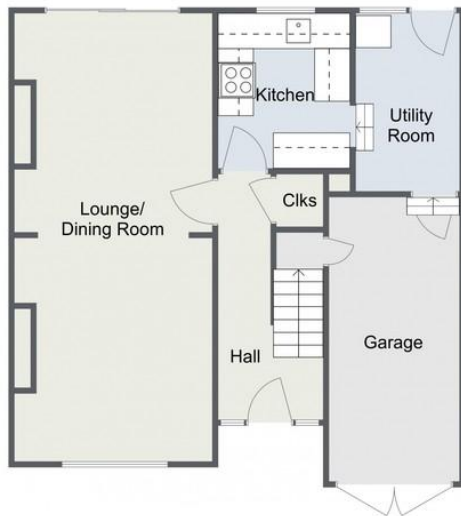


## Middle Drive, Cofton Hackett

### First Floor



### Ground Floor



Total Approximate Area: 97.6 sq.m (1,050.55 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.

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