



517a Groveley Lane, Cofton Hackett, B45 8UA | £292,500
Three Bedroom Semi-Detached Cottage

Summary:

A charming and unique three bedroom character cottage with modern open plan living accommodation and south facing courtyard garden, idyllically positioned between the Lickey Hills and Cofton Park.

Description:

The ground floor accommodation comprises a generously proportioned open plan reception room with roof lantern and consists of a lounge and fitted kitchen, conservatory dining area (with Thomas Sanderson bespoke blinds), utility room and downstairs family bathroom. The modern and stylish open plan lounge/kitchen/dining space boasts a southerly aspect and is perfect for entertaining.

A set of stairs leads to the first floor landing and features a wonderful master bedroom suite with Juliet balcony, dressing area and en suite shower room. There is a further double bedroom with built in storage cupboard and single bedroom.

From the gravelled driveway located at the foot of the property, a set of tree lined steps ascends to the private south facing garden space which is primarily decked and ideal for al fresco dining.

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/Kitchen:

23' 5" (max) x 25' 1" (7.16m x 7.66m)

Dining Area:

7' 0" x 8' 7" (2.14m x 2.64m)

Utility Room:

5' 9" x 4' 0" (1.77m x 1.23m)

Bathroom:

9' 11" (max) x 9' 4" (max) 3.04m x 2.86m)

Stairs To First Floor Landing

Master Bedroom:

13' 6" x 9' 3" (4.14m x 2.84m)

Dressing Room:

3' 7" x 6' 2" (1.11m x 1.89m)

En Suite:

5' 3" x 6' 2" (1.62m x 1.89m)

Bedroom Two:

9' 11" x 7' 7" (3.03m x 2.32m)

Bedroom Three:

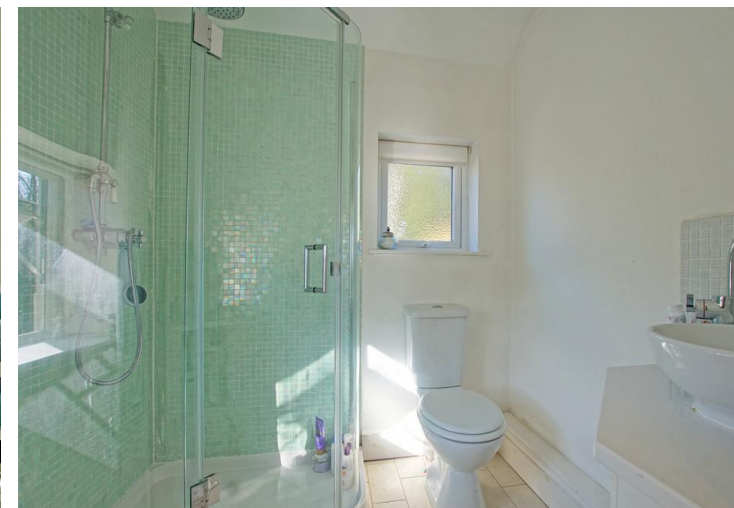
9' 2" x 6' 11" (2.80m x 2.11m)

EPC: C

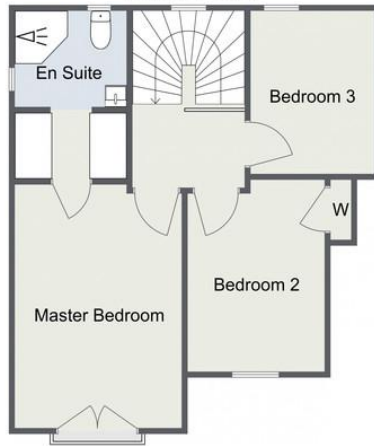
Council Tax Band: C

Tenure: Freehold

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



Groveley Lane, Cofton Hackett First Floor



Ground Floor



Total Approximate Area: 98.1 sq. m (1,055.94 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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