



510 Groveley Lane, Cofton Hackett, B45 8UB | Offers Over £499,999  
Four Bedroom Detached House



### Summary:

An extended and refurbished traditional residence built in the 1930's occupying a private position off Groveley Lane. The property boasts an open plan kitchen/dining entertaining space, three further reception rooms, four double bedrooms and a splendid generous south facing rear garden enjoying views of the Lickey Hills.

### Description:

The accommodation comprises: Enclosed porch with double doors, inviting entrance hall, sizeable lounge with bay window, additional sitting room with feature wood burning stove and conservatory overlooking the garden. The 'L-shaped' open plan breakfast kitchen/dining room features a breakfast bar, dual aspect formal dining area, electric range cooker, integrated dishwasher, fridge/freezer and washing machine. There is also a guest cloakroom off.

The first floor continues: Master bedroom with en suite shower room, principal guest bedroom with bay window, third bedroom with fitted wardrobes and views of the garden, fourth double bedroom, family bathroom (with roll top bath and additional shower cubicle) and separate WC.

### Outside:

The south facing landscaped rear garden is a real highlight of the property, being of a good size and comprising a covered al fresco dining area and extensive gravelled seating space with steps down through planted rockeries, leading to the main lawn. There are a plethora of shrubs, mature trees and pond. Towards the bottom of the garden lies a vegetable garden alongside three sheds.

The property benefits from being situated at the end of a driveway, offering a private setting, set back from the road. The fore provides a block paved driveway as well as a further gravelled area for surplus parking. There are two covered passageways either side of the property.





**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:**

14' 1" (into bay) x 10' 8" (4.31m x 3.27m)

**Sitting Room:**

11' 11" x 10' 8" (3.64m x 3.27m)

**Conservatory:**

7' 10" x 11' 3" (2.40m x 3.45m)

**Breakfast Kitchen:**

11' 6" (max) x 17' 7" (3.52m x 5.36m)

**Dining Area:**

14' 6" x 8' 7" (4.44m x 2.62m)

**Stairs To First Floor Landing****Master Bedroom:**

9' 0" x 12' 2" (2.76m x 3.73m)

**En Suite:**

5' 6" x 3' 2" (1.69m x 0.97m)

**Bedroom Two:**

14' 10" (into bay) x 10' 9" (4.53m x 3.29m)

**Bedroom Three:**

12' 0" x 10' 9" (3.66m x 3.29m)

**Bedroom Four:**

11' 4" (max) x 7' 10" (max) (3.46m x 2.39m)

**Bathroom:**

5' 5" x 8' 9" (1.66m x 2.67m)

**EPC: E****Council Tax Band: E****Tenure: Freehold**

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

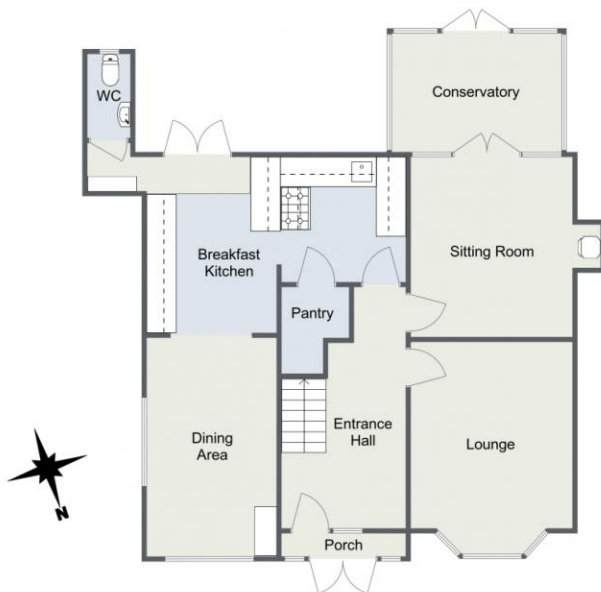


## Groveley Lane, Cofton Hackett

### First Floor



### Ground Floor

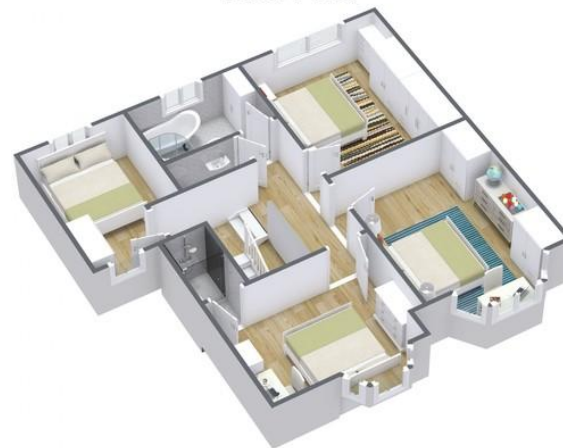


Total Approximate Area: 143.3 sq. m (1,542.46 sq. ft)

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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