



**48 Oakfield Drive, Cofton Hackett, B45 8AH | £295,000**  
Three Bedroom End Terrace with Fantastic Open Plan Kitchen/Diner

### Summary:

An exceptional three bedroom home with sizeable accommodation including a fantastic open plan kitchen/diner and beautiful rear garden, located in the sought after area of Cofton Hackett. There is potential to add a substantial single storey extension to the rear (under permitted development rights).

### Description:

The accommodation comprises: Enclosed porch, entrance hall with under stairs storage cupboard, delightful lounge with bay window and feature log burner and contemporary open plan kitchen/diner with integrated dishwasher, Bosch oven, electric hob and bi-folding doors onto the garden. The kitchen also provides access to the garage and useful 7.79m (25'5") utility area.

The first floor features: Master bedroom with bay window, fitted wardrobes and cast iron feature fireplace, further double bedroom overlooking the garden (also with cast iron feature fireplace), third bedroom (which fits a double bed) and family bathroom.

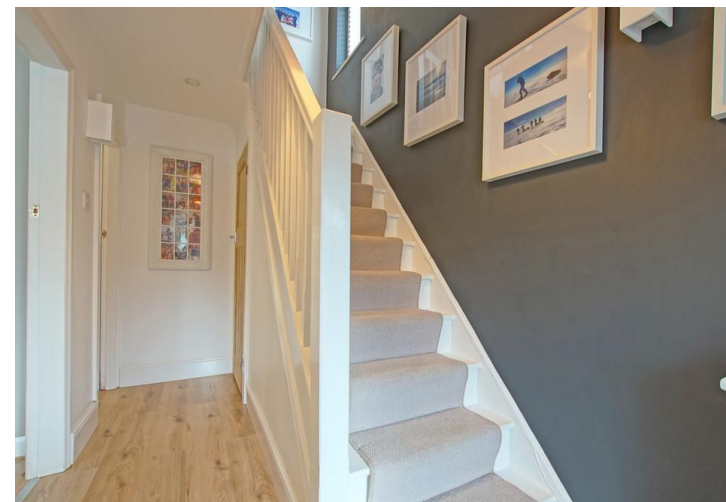
Under permitted development rights, there is potential to add a 7.5m x 6m single storey rear extension to the property, greatly expanding the footprint. Planning reference: 19/00704/HHPRIO (currently pending consideration).

### Outside:

Externally, the property offers a beautiful rear garden with decked seating area, generous lawn with hedged boundaries and a range of mature trees and shrubs. There is also a further private gravelled seating area towards the end of the garden. Parking includes a tarmacked driveway for multiple vehicles and 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:

### Hall

13' 5" x 5' 8" (4.09m x 1.75m)

### Lounge:

13' 5" (into bay) x 10' 11" (4.10m x 3.34m)

### Kitchen/Diner:

12' 7" (max) x 18' 8" (max) (3.85m x 5.70m)

### Garage:

14' 11" x 6' 5" (4.57m x 1.97m)

### Utility Room:

25' 6" x 4' 11" (7.79m x 1.52m)

### Stairs To First Floor Landing

### Master Bedroom:

13' 5" (into bay) x 9' 9" (4.10m x 2.98m)

### Bedroom Two:

12' 8" x 10' 11" (3.88m x 3.34m)

### Bedroom Three:

8' 11" x 7' 3" (2.74m x 2.23m)

### Bathroom:

8' 2" (max) x 5' 8" (2.50m x 1.74m)

EPC: F

Council Tax Band: C

Tenure: Freehold

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

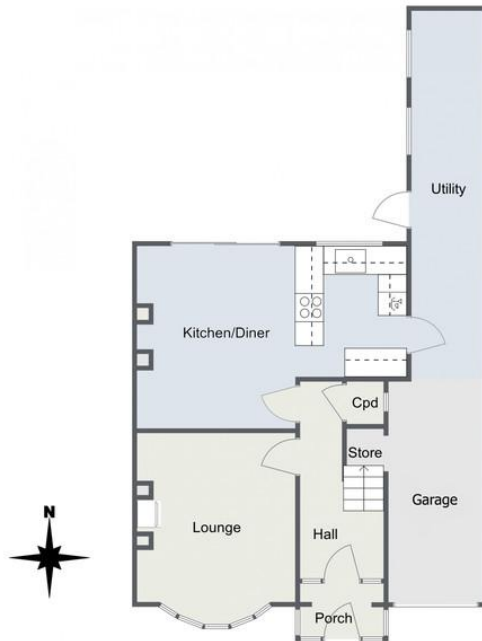


## Oakfield Drive, Cofton Hackett

### First Floor



### Ground Floor



Total Approximate Area (Including Garage and Utility): 104.5 sq. m (1,124.82 sq. ft)

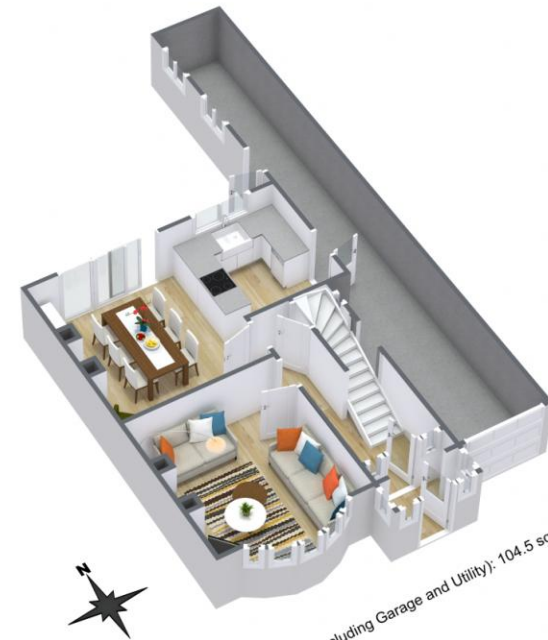
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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