

168 Cooks Lane, Birmingham, West Midlands, B37 6NP

2 Bed Bungalow

**Offers In Excess Of £220,000**

🔑 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



- ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- MODERN KITCHEN/ DINER
- FAMILY BATHROOM
- EASY ACCESS TO TRANSPORT LINKS
- NO UPWARD CHAIN
- BLOCK PAVED DRIVEWAY & GARAGE
- GOODSIZE LOUNGE
- WELL MAINTAINED REAR GARDEN
- PROPERTY VIDEO TOUR AVAILABLE



A WELL PRESENTED and WELL PROPORTIONED DETACHED BUNGALOW WITH NO UPWARD CHAIN! Located in Kingshurst, Birmingham, enjoying easy access to local amenities including EXCELLENT TRANSPORT LINKS and GOOD SCHOOLS. The property itself offers TWO DOUBLE BEDROOMS, MODERN KITCHEN/ DINER, SPACIOUS LOUNGE, PRIVATE REAR GARDEN & OFF ROAD PARKING FOR SEVERAL VEHICLES AND GARAGE.

### Overview & Approach

This well presented two-bedroom bungalow is located on Cooks Lane in Kingshurst and is approached via a block paved driveway for several cars, garage block to the side of the property and a canopy porch with a front door leading into the entrance hallway.

The area of Kingshurst in North Solihull is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself has been improved by the current owners and offers great sized accommodation and it's own private parking and gardens. The property is ideally located due to being within walking distance to bus stops, local shops and schools and is offered for sale with no upward chain

### Entrance Hallway



Includes a ceiling light and radiator point, laminate flooring and doors leading off to:

### Lounge



Overlooking the side and rear of the property with a ceiling light and radiator point.

### Kitchen Diner



Overlooking the side and rear of the property with a ceiling light point, radiator point and laminate flooring. The spacious Kitchen Diner has room for a good sized dining table or family furniture and has matching wall and base units with work surfaces, built in oven with electric hob and extractor above, stainless steel sink and drainer, plumbing for a washing machine, a cupboard housing the boiler and patio doors opening out to the rear garden.



### Bathroom



### Bedroom One



Overlooking the rear garden with a ceiling light point and radiator point, low level WC, pedestal sink, paneled bath with electric shower over. and tiled walls and flooring,

### Rear Garden



With a bay window overlooking the front of the property with a ceiling light point and radiator point.

### Bedroom Two



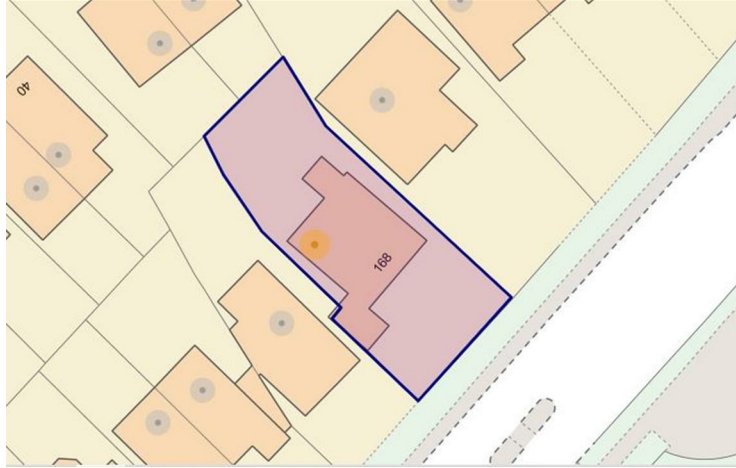
Double doors from the kitchen open onto a block paved patio area surrounded by gravel detailing with a grass lawn to the rear of the garden. There is also gated access to side of the property.

### Garage

Up and over door with gas utility meter

### Additional Information

With a bay window overlooking the front of the property and including a ceiling light point and radiator point.

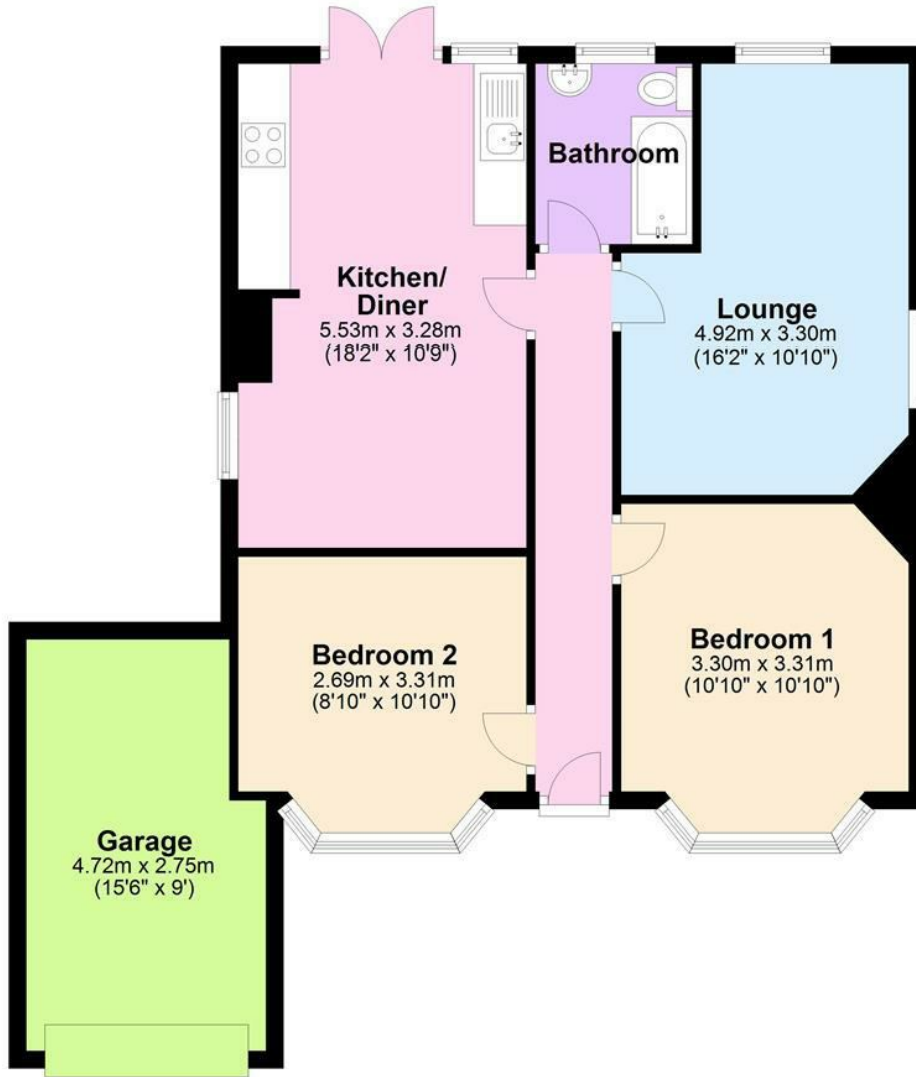


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

# Cooks Lane

## Ground Floor

Approx. 78.0 sq. metres (839.7 sq. feet)

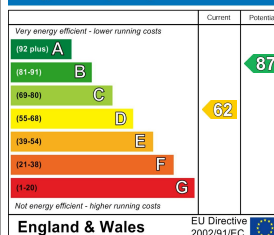


Total area: approx. 78.0 sq. metres (839.7 sq. feet)



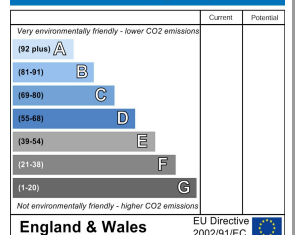
**PROPERTY MISEDDESCRIPTIONS ACT:** Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC