



8 Lickey Coppice, Cofton Hackett, B45 8PG | £415,000
Reworked Three Bedroom Link Detached House

Summary:

A beautifully reworked and tastefully decorated home offering spacious accommodation including a stunning social kitchen/dining room as well as two additional reception rooms, utility room, garage and a delightful rear garden. The property is situated in the much sought after location of Cofton Hackett within walking distance to the Lickey Hills Country Park and just over a mile to the village of Barnt Green.

Description:

The accommodation comprises: Enclosed porch, spacious entrance hall with under stairs storage cupboard and a recently installed guest cloakroom, sizeable lounge with gas feature fire, heated conservatory (with self cleaning roof), stunning kitchen/dining room with combined breakfast island and dining table, integrated electric hob, cooker, fridge, freezer, dishwasher and polished concrete worktops. The adjoining utility room provides internal access to the garage, offers space for washing and drying appliances and a separate cupboard houses the combi boiler.

The first floor features: Two delightful double bedrooms (both with built in wardrobes), single bedroom with built in wardrobe, modern family shower room and two useful storage cupboards on the landing.

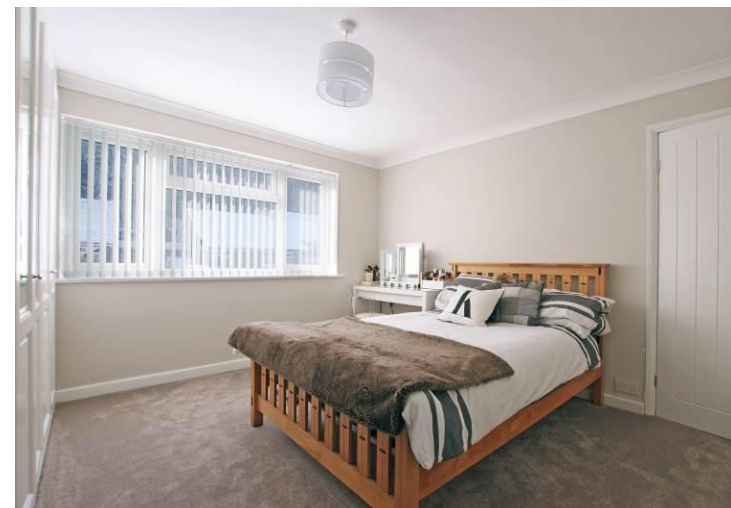


Externally, the property features a delightful rear garden which is predominantly laid to lawn with planted borders, patio area and a cleverly designed sunken seating/dining area. Parking includes a driveway which also provides access to the garage (with electric roller door).

Location:

Located between both Barnt Green and Cofton Hackett, the property benefits from the delights of both areas. Barnt Green is a thriving village with local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Woods and Cofton Park.

For more information on 8 Lickey Coppice or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



Room Dimensions:

Lounge:

14' 6" x 13' 6" (4.43m x 4.14m)

Kitchen/Diner:

11' 4" (max) x 20' 3" (3.46m x 6.19m)

Conservatory:

11' 9" x 9' 7" (3.59m x 2.93m)

Utility Room:

9' 0" x 8' 1" (2.75m x 2.48m)

Garage:

17' 5" x 8' 1" (5.32m x 2.48m)

Stairs To First Floor Landing

Bedroom One:

12' 9" x 11' 11" (3.89m x 3.64m)

Bedroom Two:

11' 1" x 11' 11" (3.39m x 3.64m)

Bedroom Three:

7' 11" x 8' 2" (2.43m x 2.50m)

Shower Room:

5' 4" x 8' 0" (1.65m x 2.45m)



EPC: D

Council Tax Band: E

Tenure: Freehold

Ground Floor



First Floor



Total Approximate Area (Including Garage): 133.5 sq. m (1,436.98 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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