



9 Lickey Coppice, Cofton Hackett, B45 8PG | Offers Over £275,000
Three Bedroom Dormer Bungalow

Summary:

A DECEPTIVELY SPACIOUS dormer bungalow located in a peaceful position opposite the Lickey Hills Country Park with potential to re-model and enhance. The property is offered with no onward chain.

Description:

The ground floor accommodation comprises: Entrance hall with cloaks cupboard, generous lounge/dining room with electric fire and sliding patio door, kitchen and adjacent sun room opening onto the garden. Two double bedrooms are located on the ground floor (both with built in wardrobes) as well as a wet shower room with linen cupboard. The practical loft conversion boasts an excellent sized bedroom with delightful views as well as a walk in storage cupboard (which also contains the boiler) and a large amount of eaves storage. The property is equipped with gas central heating and is fully double glazed.

The pleasant south westerly rear garden features a patio area with raised pond and steps ascending to a lawn with herbaceous borders and mature shrubs and trees. Parking includes a 23' 1" x 8' 0" garage opening at the front and driveway suitable for two vehicles.

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 ten miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Woods and Cofton Park.



Room Dimensions:

Lounge/Diner:

20' 11" x 11' 11" (6.40m x 3.64m)

Kitchen:

11' 0" x 9' 2" (3.36m x 2.81m)

Sun Room:

6' 7" x 9' 6" (2.01m x 2.91m)

Bedroom One:

13' 11" x 12' 0" (4.25m x 3.68m)

Bedroom Two:

10' 6" x 9' 3" (3.22m x 2.84m)

Shower Room:

5' 3" x 9' 1" (1.62m x 2.78m)

Garage:

23' 1" x 8' 0" (7.05m x 2.44m)

Stairs To First Floor Landing

Bedroom Three:

11' 8" x 18' 1" (3.57m x 5.53m)

Storage:

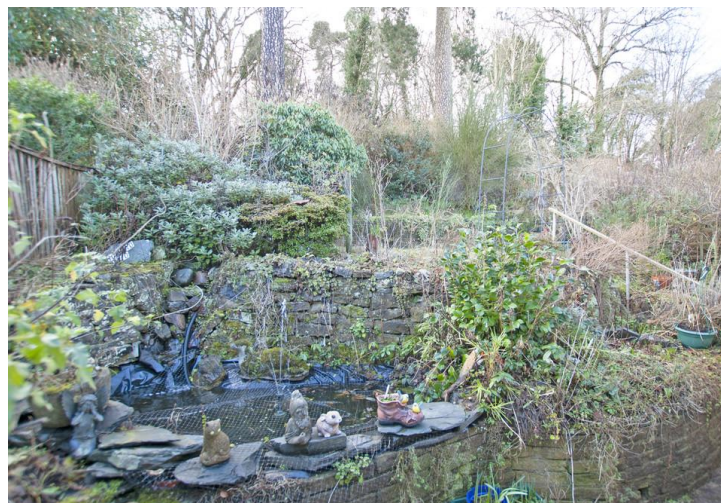
4' 9" x 7' 8" (1.47m x 2.34m)

EPC: D

Council Tax Band: D

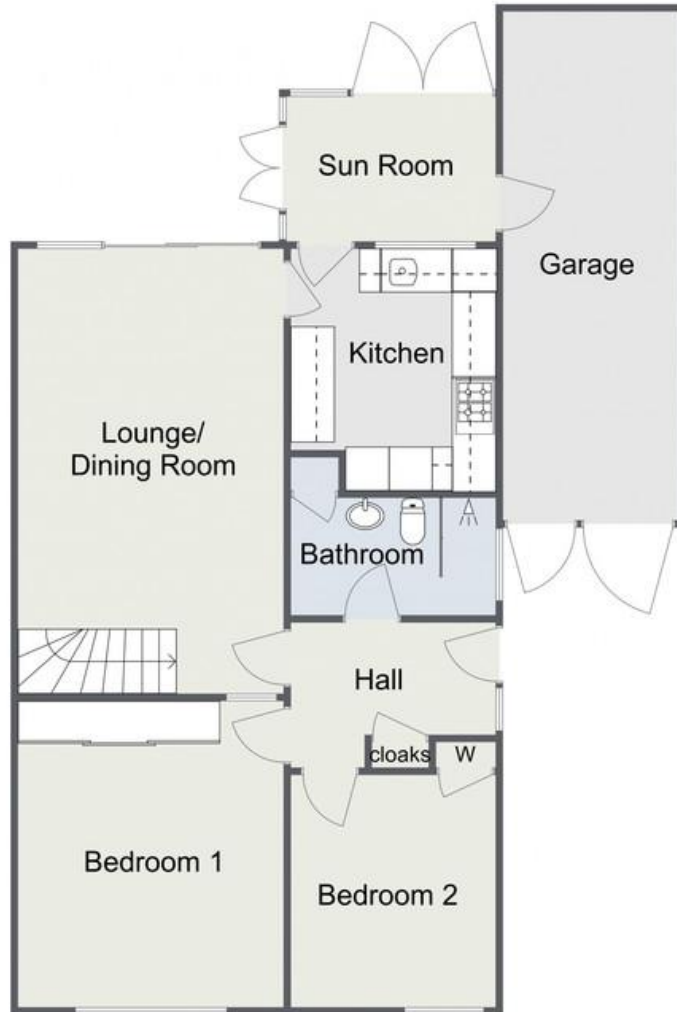
Tenure: Freehold

For more information on 9 Lickey Coppice or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300

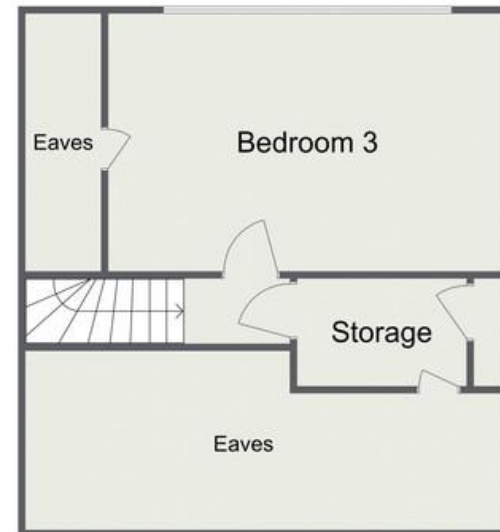


Lickey Coppice, Cofton Hackett

Ground Floor



First Floor



Total Approximate Area (Including Garage, Excluding Eaves): 121.6 sq. m (1,308.89 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.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.