

AP MORGAN



Russell Street, Cofton Hackett, Birmingham
Asking Price £280,000

Features:

- Well-presented mid-terrace house
- Three bedrooms
- Spacious lounge/diner
- Modern fitted kitchen
- Family bathroom, en-suite and downstairs WC
- Good sized rear garden
- Two car driveway
- EPC- B

Description:

This beautifully presented and modern three-bedroom terraced house is in the sought-after development of Cofton Hackett, Birmingham. An ideal family home with a stylish decor and amenities including shops, schools and parks all located nearby.

The property in brief comprises: an entrance hallway with downstairs W.C. A modern kitchen that is equipped with an integrated oven, hob and dishwasher. The open-plan lounge/diner has understairs storage and double patio doors leading to the rear garden. Stairs to the first-floor landing, a master bedroom with built-in wardrobes and an ensuite shower room, a second double bedroom, a third bedroom and a family bathroom with a shower over the bath.

Outside, the property features a low-maintenance rear garden with a patio area, lawn, gravelled section. The garden is fully enclosed with fenced boundaries and offers gate access to the front of the property that provides off-road parking with an electric charging point.

The residence is situated in the popular area of Cofton Hackett, which is situated about 10 miles southwest of Birmingham City Centre and nestles in the slopes of the wonderful Lickey Hills. In the centre of the nearby Barnt Green village is a linear shopping street and small park. Longbridge regeneration is close by offering a variety of shops to include Europe's largest Marks & Spenser. Barnt Green railway station is on the Cross-City Line (Redditch to Lichfield) and the Birmingham to Worcester via Bromsgrove Line. The area is close to the M5 and M42 motorway links. There are sought after primary schools in nearby Lickey and Barnt Green Village.



Details:

Hallway

WC 6'1" x 3'3" (1.85m x 1m)

Lounge/Diner 15'9" x 14'4" (max) (4.8m x 4.37m (max))

Kitchen 12'10" x 6'9" (3.9m x 2.06m)

Landing

Bedroom One 12'2" x 10'6" (max) (3.7m x 3.2m (max))

En-suite 6'1" x 5'8" (1.85m x 1.73m)

Bedroom Two 11'9" x 8'1" (max) (3.58m x 2.46m (max))

Bedroom Three 11'2" x 5'10" (3.4m x 1.78m)

Bathroom 6'11" x 5'7" (2.1m x 1.7m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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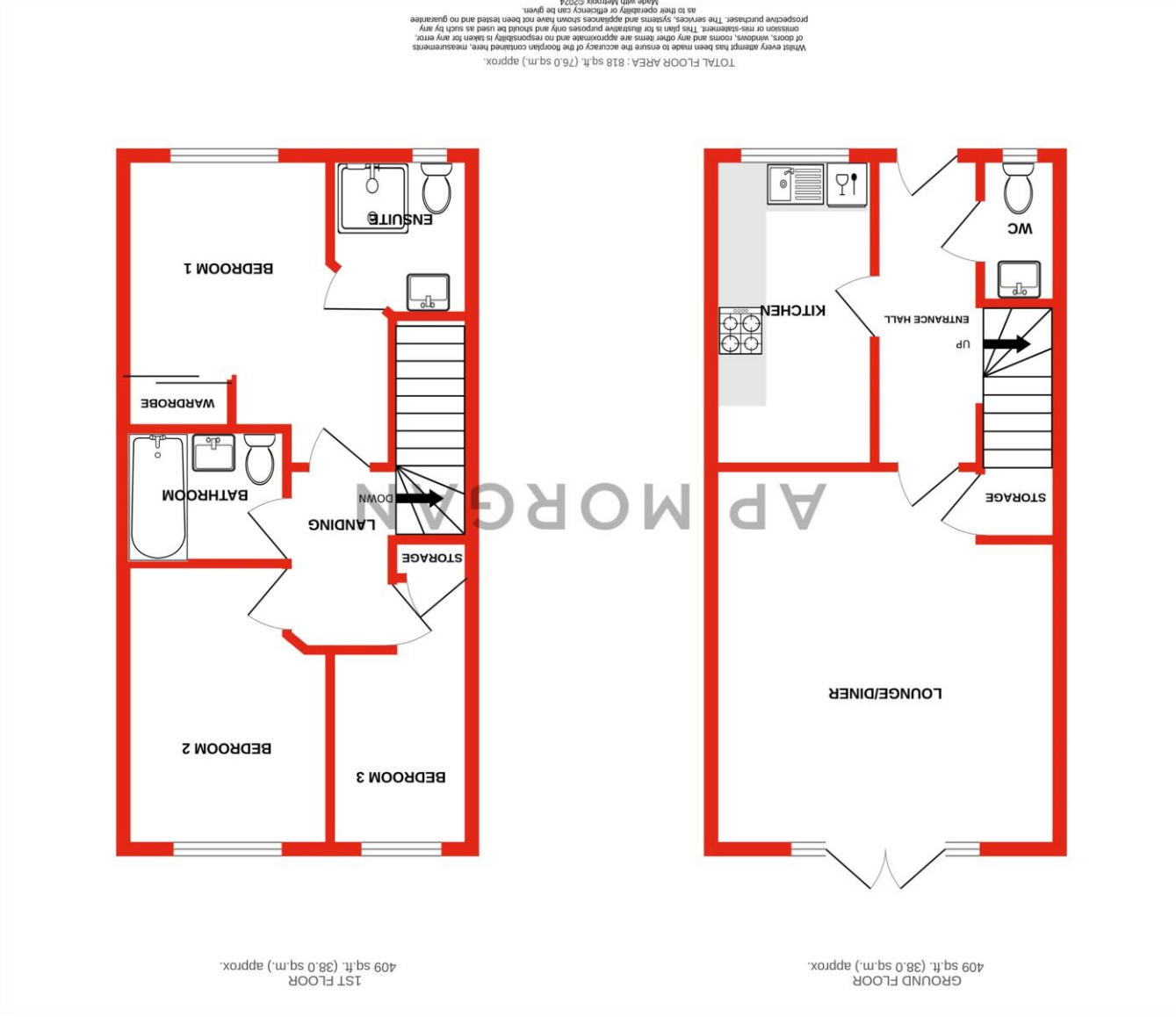
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