

AP MORGAN



East Works Drive, Cofton Hackett
Offers in excess of £465,000

Features:

- Modern detached family home
- Four double bedrooms
- Family bathroom, en-suite & ground floor w/c
- Generous open plan kitchen/dining room
- Lounge & Family/Playroom
- Private landscaped rear garden
- Two driveways & detached garage
- Highly regarded location of Cofton Hackett

Description:

Occupying an enviable corner plot within the sought-after location of Cofton Hackett is this modern and immaculately presented four double bedroom detached home offering spacious and versatile accommodation, ideal for contemporary family living. With two driveways, a secure garage with electric roller shutter, and numerous thoughtful upgrades including air conditioning, this home is both practical and stylish.

The property is approached via two separate driveways, offering generous off-road parking and gated access to a rear-positioned garage, complete with electric power, lighting, and an electric roller shutter door for added security.

Once inside, the welcoming hallway gives access to a guest WC, a spacious main lounge, which benefits from an air conditioning unit and a feature media wall, and a separate snug or study provides the perfect area for home working or additional relaxation space. To complete the ground floor is a contemporary and spacious open-plan kitchen/dining room fitted with a range of modern units, integrated appliances including a double oven, gas hob, and fridge/freezer, and space for additional free standing appliances. A bay window to the front and French doors to the rear garden allow for plenty of natural light.

Upstairs, the accommodation continues to impress with four generously sized double bedrooms. The master bedroom features built-in wardrobes, an en suite shower room, and its own air conditioning unit, while a modern family bathroom serves the remaining bedrooms. Additional features include a boarded loft with ladder and lighting, and a fitted alarm system for peace of mind.

Outside, the rear garden enjoys a sunny aspect and has been landscaped for easy maintenance, with a paved patio, lawned area, and access to the garage. Further highlights include an external



water tap and outdoor power socket, ideal for garden use or entertaining.

Cofton Hackett is a well-connected residential area known for its access to outdoor spaces such as the Lickey Hills and Cofton Park, along with nearby amenities including local shops, schools, and excellent commuter links via the M5/M42 and Barnt Green train station. The nearby Longbridge regeneration area offers extensive retail, leisure and dining options, including one of the region's largest Marks & Spencer stores.

Details:

Entrance Hall

Lounge - 11'3" x 22'6" (3.43m x 6.86m)

Kitchen / Diner - 12'10" x 22'5" (3.9m x 6.83m)

WC - 5'1" x 3'5" (1.55m x 1.04m)

Stairs To First Floor

Master Bedroom - 11'4" x 13'4" (3.45m x 4.06m)

En Suite - 6'4" x 8'7" (1.93m x 2.62m)

Bedroom 2 - 13'3" x 10'2" (4.04m x 3.1m)

Bedroom 3 - 11'4" x 8'11" (3.45m x 2.72m)

Bedroom 4 - 8'10" x 8'11" (2.7m x 2.72m)

Bathroom - 7'7" x 5'7" (2.3m x 1.7m)

Garage - 17'10" x 8'7" (5.44m x 2.62m)

EPC Rating: C

Council Tax Band: E (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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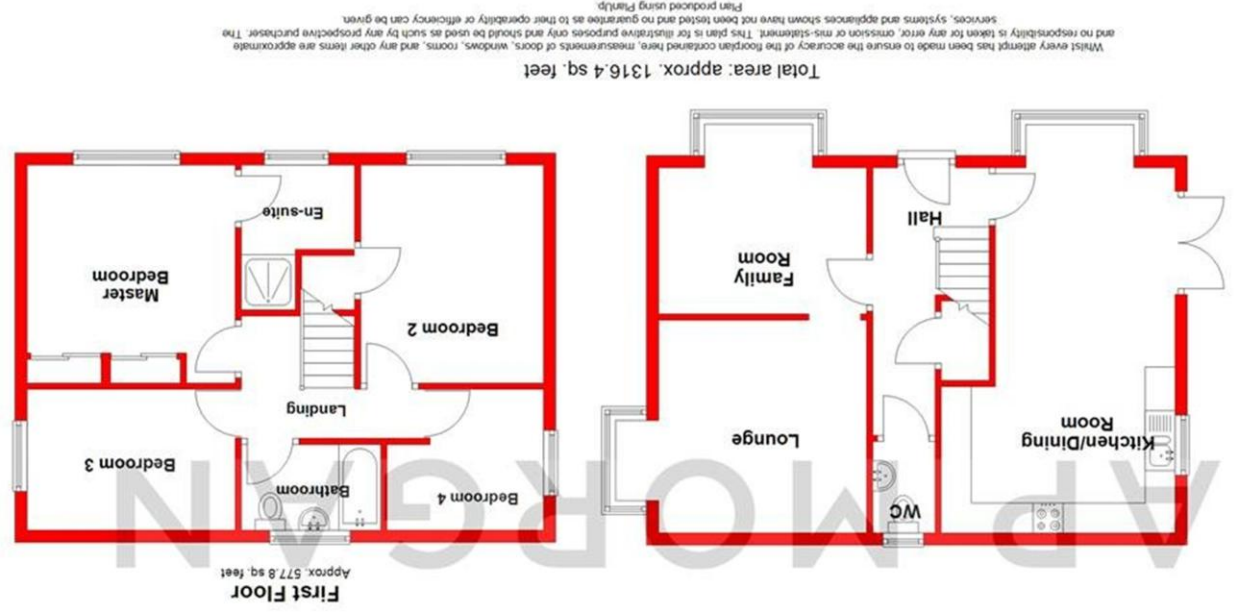
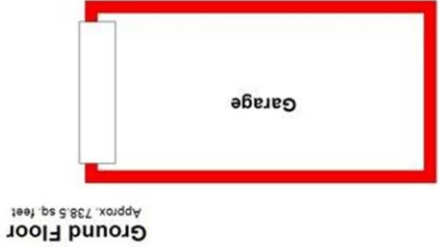
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Plan produced using Planlup.

Total area: approx. 1316.4 sq. feet

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