

**AP MORGAN**



**Skylark Street, Cofton Hackett**  
Asking Price £415,000



**Features:**

- Four double bedrooms
- Spacious living room
- Generous kitchen/diner
- Multiple washrooms
- Ensuite
- Plenty of storage
- Low maintenance rear garden
- Off street parking

**Description:**

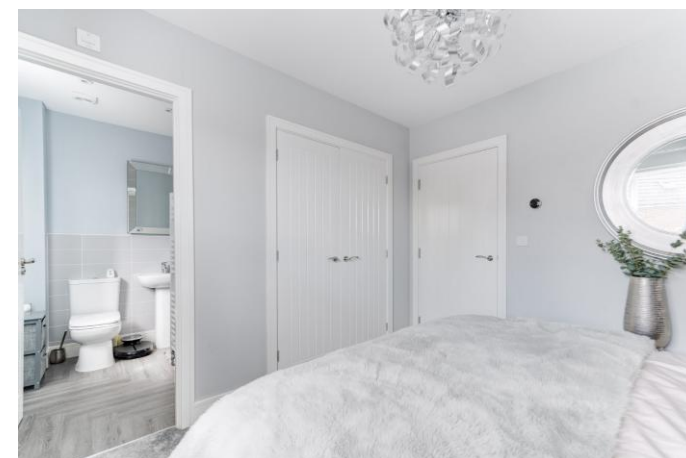
This well-presented four-bedroom house situated in Coton Hackett. Presents a spacious lounge, generous kitchen/diner, an ensuite, a shower room, and a bathroom. A garage, a balcony, off street parking and a low maintenance rear garden.

Approaching the property there is off street parking for multiple vehicles on a tarmac drive. This allows front access to the property and the garage while allowing rear access through a side gate.

Entering the property, the ground floor presents a hall which leads immediately to Bedroom Four, a large double bedroom currently being used as an office. This room is bright with French doors leading to the rear garden. The garage offers ample storage, the shower room presents a shower, washbasin and WC.

Ascending to the first floor the landing presents the spacious living room, which allows space for multiple suites and gives access to the front facing balcony. The kitchen/diner gives plenty of counter space and integral double electric oven, gas hob, fridge/freezer and sink with additional space for a dining table and chairs in the diner portion of the room. The first floor is completed by a WC.

Ascending further to the second floor, the landing presents Bedroom One, a large double looking to the rear with integral storage and an ensuite shower room which presents a washbasin, WC and shower. Bedroom Two and Three are both doubles which look to the front aspect with Bedroom Three benefitting from integral storage. The second floor is completed by a bathroom which presents a washbasin, WC, bath and shower. The rear garden opens to a paved rear patio giving plenty of space for outdoor activities while continuing to an artificial lawn. This is a low maintenance garden which is bordered by wooden panel fencing.





Situated roughly 0.5 miles from Longbridge, this house is positioned close to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

**Details:**

**Hall**

**Shower Room** 10'2" x 3'1" (3.1m x 0.94m) Both Max

**Bedroom Four** 10'2" x 10'10" (3.1m x 3.3m)

**Garage** 16'5" x 10'6" (5m x 3.2m)

**Utility Room** 10'2" x 6'6" (3.1m x 1.98m)

**Landing**

**Living Room** 11'4" x 17'5" (3.45m x 5.3m)

**Kitchen/Diner** 17'5" x 10'2" (5.3m x 3.1m)

**WC** 7'3" x 5'2" (2.2m x 1.57m) Both Max

**Landing**

**Bedroom One** 7'11" x 10'2" (2.41m x 3.1m)

**Ensuite** 7'10" x 6'9" (2.4m x 2.06m) Both Max

**Bedroom Two** 9'6" x 9' (2.9m x 2.74m) Both Max

**Bedroom Three** 11'4" x 7'11" (3.45m x 2.41m) Both Max

**Bathroom** 7'4" x 6'9" (2.24m x 2.06m)

**EPC Rating:** B

**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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Property to sell?

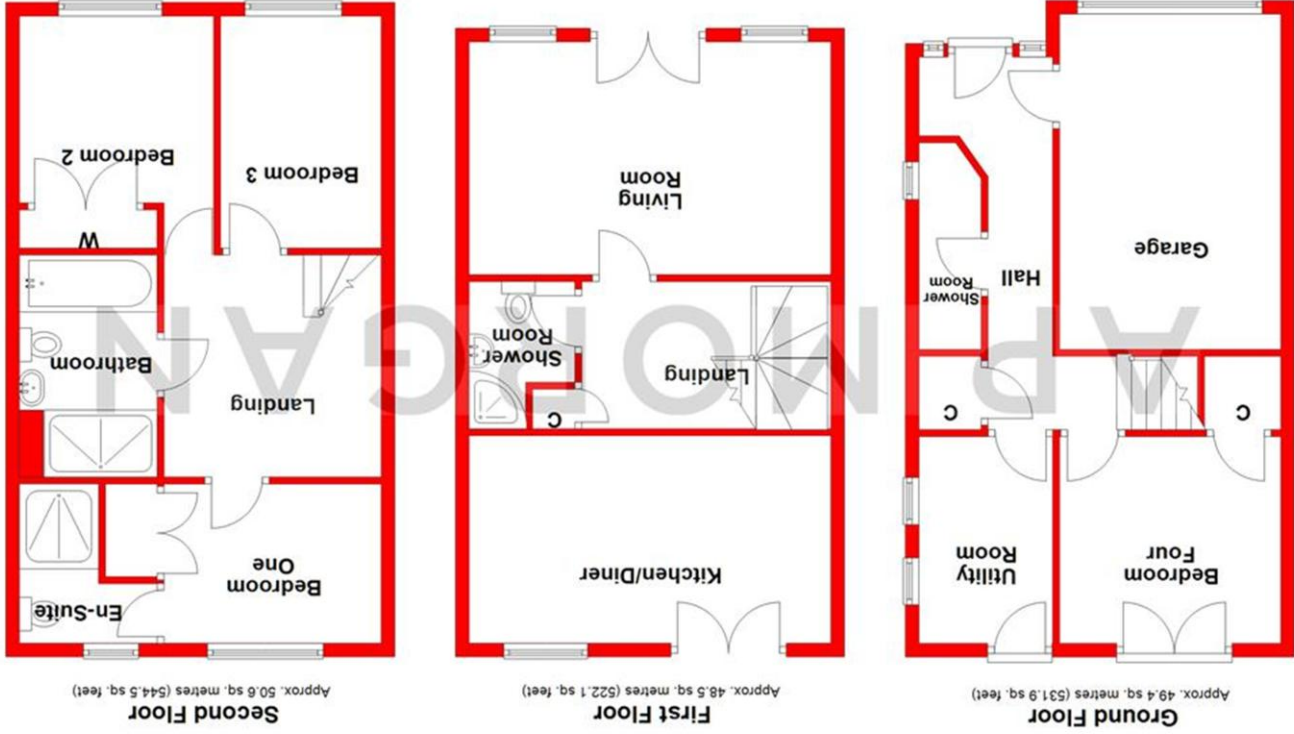
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Plan produced using Planlup.

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