

AP MORGAN



Payton Street, Cofton Hackett
Asking Price £430,000

Features:

- Sought After Location
- Substantial Semi-Detached Family Home
- Four Good-Sized Bedrooms
- Private Off-Road Parking and Integral Garage
- Picturesque Views to the Front
- Spacious Lounge
- Fully Fitted Kitchen
- Master with En-Suite

Description:

Situated in a popular location is this well-presented four-bedroom semi-detached home. Offering flexible accommodation across three floors, the property is ideal for families seeking space and practicality, whilst being close to excellent amenities and transport links.

Approach

The property is approached via a private driveway providing off-road parking, with access to the integral garage and front entrance.

Ground Floor

Once inside, the welcoming hallway gives access to a modern shower room, a utility room, and a versatile fourth bedroom which could also be used as a home office or playroom. There is also internal access to the garage for added convenience.

First Floor

The first floor boasts a spacious lounge with doors opening onto a private balcony, perfect for relaxing or entertaining. To the rear, a generously sized kitchen/diner offers a fantastic social hub for family life, complemented by a guest WC on this level.

Second Floor

Upstairs, the master bedroom benefits from built-in wardrobes and a private en-suite shower room. Two further good-sized bedrooms are served by the family bathroom, completing the accommodation.

Outside

To the rear, the property enjoys a private and well-maintained garden, ideal for outdoor dining and leisure.

Location

The property is situated in the highly regarded village of Cofton Hackett, with its scenic surroundings and excellent local community. It is conveniently located for motorway links and well served by nearby amenities in Barnt Green, Bromsgrove, Longbridge, and Birmingham Great Park, offering a superb balance of village life with easy access to urban facilities.



Details:

Porch 7'5" x 4'4" (2.26m x 1.32m)

Garage 19'8" x 9'11" (6m x 3.02m)

Shower Room 8'8" x 3'4" (2.64m x 1.02m) Both Max

Utility Room 9'8" x 6'6" (2.95m x 1.98m)

Bedroom 4 10'11" x 9'8" (3.33m x 2.95m)

Kitchen/Diner 17'9" x 9'9" (5.4m x 2.97m)

Lounge 17'9" x 11'4" (5.4m x 3.45m)

Balcony 17'9" x 4'1" (5.4m x 1.24m)

WC 6'3" x 7'1" (1.9m x 2.16m) Both Max

Master Bedroom 10'8" x 10'6" (3.25m x 3.2m)

En-Suite 7'10" x 6'7" (2.4m x 2m) Both Max

Bedroom 2 11'3" x 9'6" (3.43m x 2.9m)

Bedroom 3 11'7" x 7'10" (3.53m x 2.4m)

Bathroom 8'8" x 6'6" (2.64m x 1.98m) Both Max

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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Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

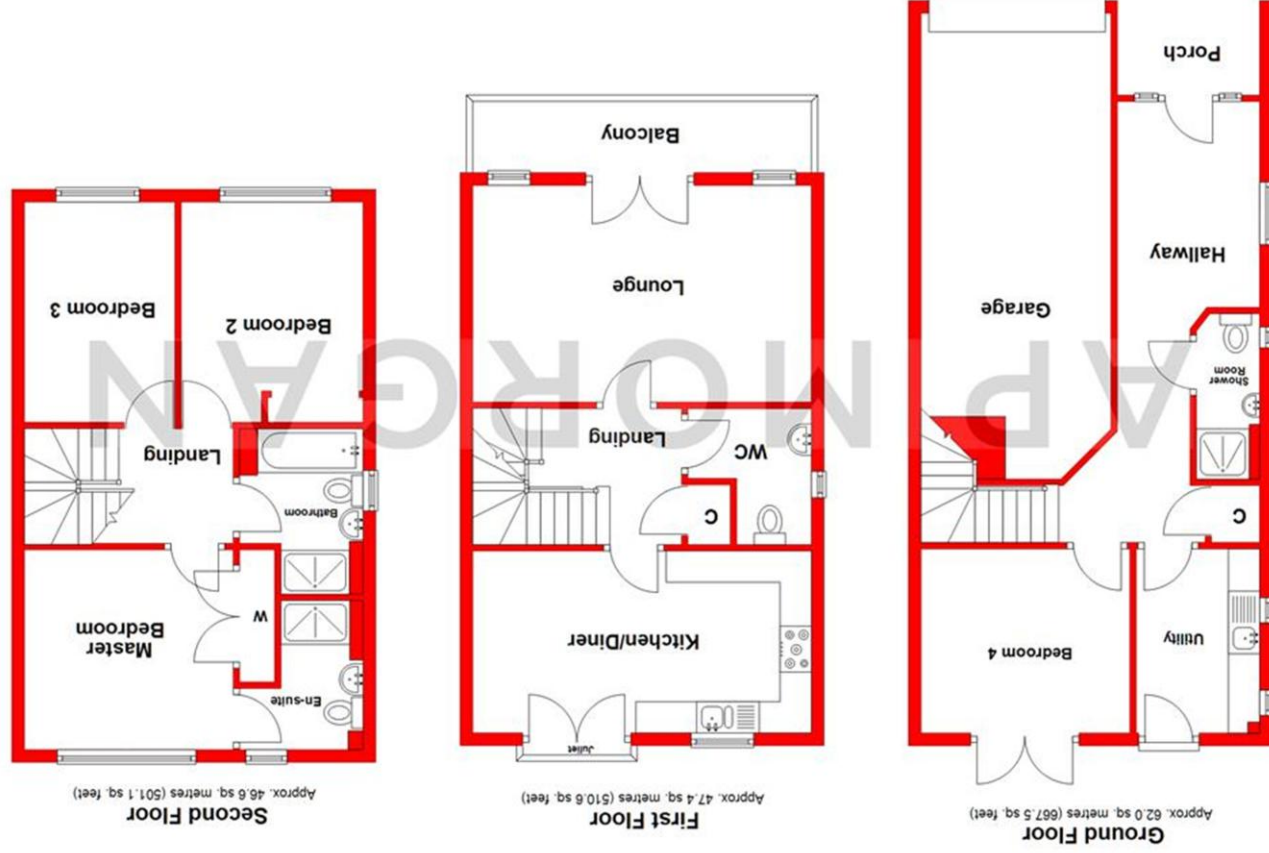
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