

AP MORGAN



Lickey Coppice, Cofton Hackett
Offers in the region of £420,000

Features:

- Two double & one single bedrooms
- Spacious lounge/diner
- Generous kitchen/breakfast room
- Rear facing garden room
- Ground floor shower room
- Large garage
- Low maintenance rear garden
- Off-street parking.

Description:

This three-bedroom, semi-detached house situated in Cofton Hackett presents a spacious lounge/diner, generous kitchen/breakfast room, a rear facing garden room, a ground floor shower room, large garage, a low maintenance rear garden, off-street parking.

Approaching the property, there is a resin drive giving space for parking multiple vehicles and front access to the hall, garage and lounge with an electric car charger mounted at the side of the garage.

Entering the property to the hall, there is ample room for removing outdoor footwear with a ground floor shower room immediately accessed presenting a shower, washbasin and WC. Continuing to the spacious lounge/diner there is a wood burning stove and double French doors leading to the front drive. Additionally, there is space for multiple suites and a diner area complete with a large dining table and chairs, a service hatch to the kitchen and access to the rear facing garden room. The garden room gives panoramic views of the rear garden whilst allowing room for freestanding furniture, this opens to the rear garden through double French doors. The kitchen/breakfast room is generous with ample counterspace, fitted cabinets throughout and an integral range cooker. There is also space/plumbing for freestanding appliances with the ground floor completed by a large front facing garage giving plenty of storage.

Ascending to the first floor, Bedroom One is a spacious double looking to the front with integral storage wardrobes. Bedroom Two is additionally a large double looking to the rear, also with integral storage and Bedroom Three is the single bedroom of the property, looking to the front and further presenting integral storage also. The bathroom presents a corner bath, washbasin and WC.



The rear garden opens to a paved patio with space for outdoor furniture and storage with access to a garden room. This continues to a low maintenance artificial grass lawn which hosts a boundary of flower beds and is bordered by wooden panel fencing.

The property is well-positioned, a short drive from amenities such as Cofton Park, the Lickey Hills, and local amenities including schools, shops supermarkets and restaurants with access to local public transport links and a short drive to Longbridge retail park and Bromsgrove Town Centre.

Details:

Hall

Lounge/Diner 24'1" x 13' (7.34m x 3.96m)

Kitchen/Breakfast Room 10'2" x 16'3" (3.1m x 4.95m)

Shower Room 9'8" x 5'6" (2.95m x 1.68m)

Garden Room 7'1" x 9'11" (2.16m x 3.02m)

Garage 16'6" x 7'9" (5.03m x 2.36m)

Landing

Bedroom One 12'3" x 11'8" (3.73m x 3.56m)

Bedroom Two 9'7" x 11'8" (2.92m x 3.56m) 8'11 to Wardrobe

Bedroom Three 9'6" x 6'10" (2.9m x 2.08m)

Bathroom 5'10" x 6'4" (1.78m x 1.93m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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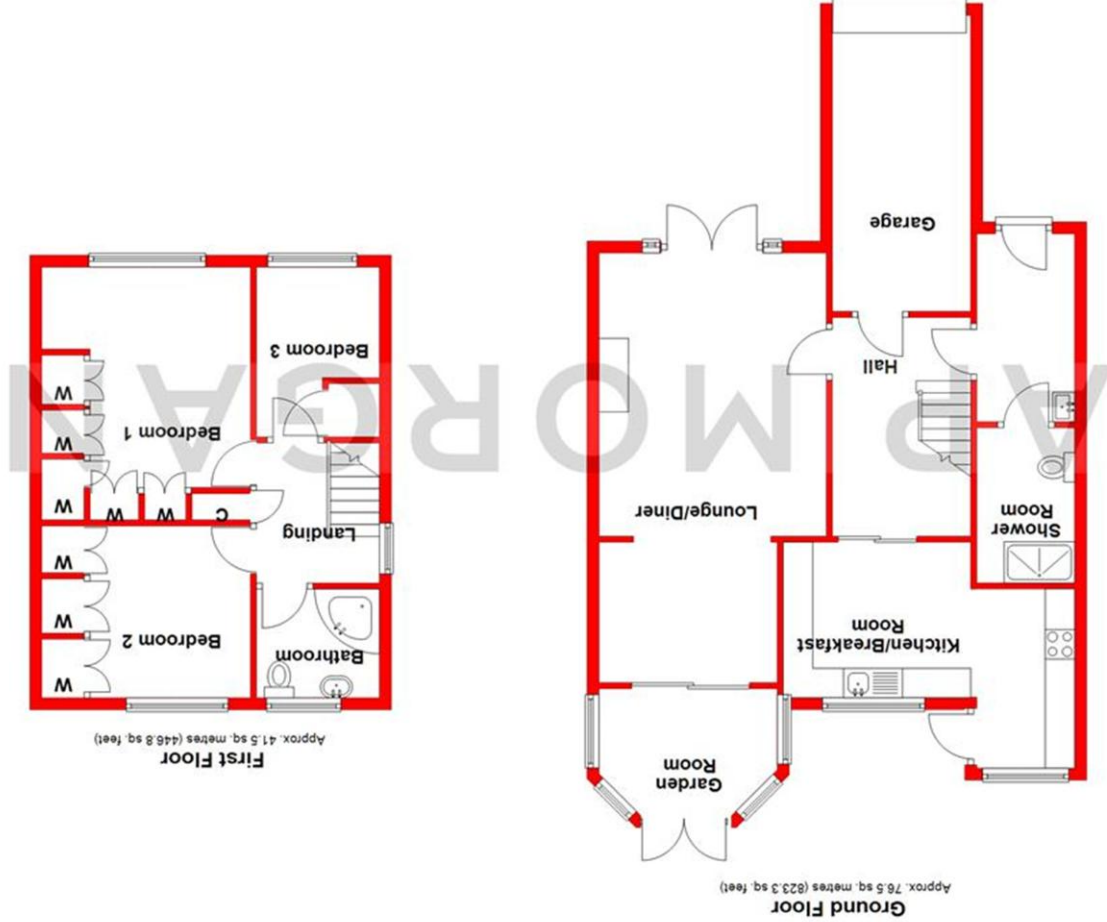
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