

**AP MORGAN**



**Fairey Street, Cofton Hackett**  
Offers in excess of £260,000



**Features:**

- Semi-detached property
- Spacious lounge with feature fireplace
- Modern fitted kitchen and bathroom
- Two great-size bedrooms
- Off road parking via private driveway
- Good-size rear garden with side access
- Sought-after location
- EPC - C

**Description:**

A modern two-bedroom semi-detached property situated in the desirable area of Cofton Hackett. This property briefly comprises; an entrance hallway with stairs to the first floor landing and useful guest cloakroom/WC, a spacious reception area boasting a feature fireplace and ample space for a dining table and chairs.

Additionally the reception area also has double French doors that open onto the rear patio and garden area, providing a perfect space for indoor-outdoor living and entertaining. Lastly on the ground floor is a well-proportioned newly fitted kitchen with a range of wall and base units, inset sink, an integrated four-ring gas burner hob, oven, and extractor fan, whilst also providing space for a washing machine and fridge-freezer.

The property has two bedrooms, both of which are generously sized and decorated in a neutral palette, providing a calm and relaxing space to unwind. The bedrooms are serviced by a modern and recently fitted bathroom that provides a bath with shower over, washbasin, and WC. Externally, the property benefits from a mainly laid to lawn garden and slabbed patio area that is perfect for summer barbeques and outdoor dining. Side access leads to a private driveway with space for multiple vehicles.



The property is ideally situated on a lovely new-build estate in Cofton Hackett. The popular area provides fantastic transport links into Birmingham City Centre along with national motorways M5 and M42. There is easy access to well-regarded local schools, village hall, shops and supermarkets, along with local walks around Cofton Park and the Lickey Hills.

**Details:**

**Hall**

**Reception Room** 14'5" x 13' (4.4m x 3.96m)

**Kitchen** 9'7" x 6'1" (2.92m x 1.85m)

**WC**

**Landing**

**Bedroom One** 8'9" x 13' (2.67m x 3.96m)

**Bedroom Two** 8'3" x 13' (2.51m x 3.96m)

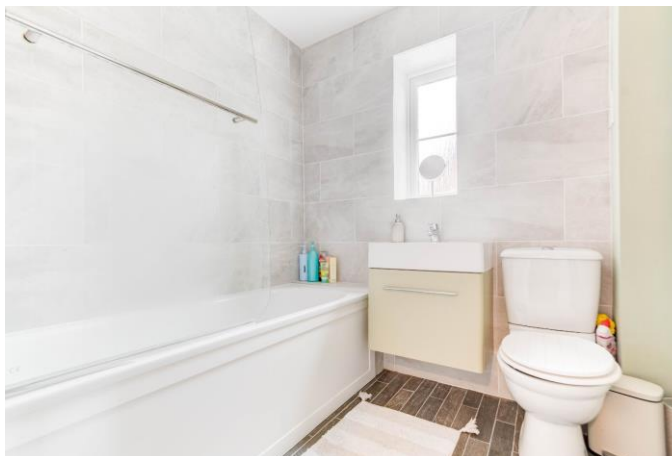
**Bathroom** 6'7" x 6' (2m x 1.83m)

**EPC Rating:** C

**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.





How can we help you?

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](http://www.wissermortgageadvice.co.uk)

**Property to sell?**  
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

**Need a solicitor?**  
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

**Identity Checks**  
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

