





**Offers Over £325,000**

**Cooks Lane, Kingshurst, Birmingham, B37 6NP**

**\*\* NO UPWARD CHAIN \*\* FOUR BEDROOMS \*\* THROUGH LOUNGE \*\* DRIVEWAY \*\* GARAGE \*\***

If you are looking for a RETRO - Un-touched 1960's-1970's DETACHED property situated on a CORNER PLOT. The property is like stepping back in time but offers a great size family home. The property consists of a driveway to one side allowing access to the side garage, front garden area extending to the side around the corner plot. Enclosed entrance porch, entrance hallway, through lounge, kitchen/dining room, boiler/drying room, inner hallway and a downstairs WC. To the first floor there are FOUR BEDROOMS all very good sizes and a family bathroom. The property is QUIRKY compared to the normal run of the mill properties for sale, and offers a great size family home with plenty of space and adaptability. Energy Efficiency Rating:- C

### Approach

The property is situated on a corner plot and consists of a crazy paved driveway to one side allowing access to the tapering double to single side garage. Garden laid mainly to lawn with mature well established shrubbery and flower bed borders surrounding paved pathway with steps leading into Eileen Gardens (side road) Access gate to the rear inset in the fence area allowing direct access to the rear garden area. NB There is a further dropped kerb area from the side road which would of originally given access to the side of the property where the side/rear garden are now situated. Door situated to the side aspect allowing access to:-

### Entrance Porch

**15'2" x 3'8" (4.62m x 1.12m)**

Enclosed entrance porch with double glazed window to the front, wall mounted lantern style light, and a further door with a window to the side allowing access to:-

### Entrance Hallway

**8'9" x 5'8" (2.67m x 1.73m)**

Radiator, stairs rising to the first floor landing, decorative coving finish to the ceiling. Doors to:-

### Through Lounge

**24'7" x 12'11" (7.59m x 3.94m)**

Double glazed window to the front, decorative coving finish to the ceiling area, radiator, and a brick effect fireplace with a gas fire inset. Radiator and a decorative wooden part divide to the end of the fireplace area.

### Kitchen/Dining Room

**13'11" x 11'8" (4.85m x 3.35m)**

Floor standing base units with a stainless steel effect sink and double drainer inset with a mixer tap over. Appliances built in consist of a Thorn Main 420 gas oven, and a Thorn Main 400 split level gas hob with a eye level grill above. Wooden panelling to part of the walls, radiator, plumbing for a washing machine, and a fitted corner seating area. Double glazed window to the rear and a further double glazed window to the side. Door to the front into the inner hallway area and a further door to the side into:-

### Under Stairs Storage and Boiler/Drying Room

**Approx 14' x 3'7" (approx 4.27m x 1.09m)**

Double glazed window to the rear, and a wall

mounted boiler. Under stairs shelving and coat hook areas.

### Inner Hallway

**8'5" x 5'2" (2.57m x 1.57m)**

Tile effect flooring, door to the side with matching height window into the garage area and further doors to:-

### Storage Room/Pantry

**3'8" x 3' (1.12m x 0.91m)**

Shelving, tile effect flooring and a light.

### Downstairs WC

**4'5" x 3'1" (1.35m x 0.94m)**

Low flush WC, window to the side into the garage area, tile effect flooring and a ceiling mounted light.

### FIRST FLOOR

#### Landing

Loft access via bedroom one's gallery landing area, window over the bathroom door area to create more light, and a decorative coving finish to the ceiling. Doors to:-







## Bedroom One

13'8" x 13' (4.17m x 3.96m)

Two double glazed windows to the side and two further double glazed windows to the front, radiator and decorative coving finish to the ceiling.

## Bedroom Two

13'10" x 11'3" (4.22m x 3.43m)

Double glazed window to the front, radiator, and two fitted wardrobes one with side of the bed area which are very cleverly concealed with over head storage cupboards. Door to the side allowing access to:-

## Galleried Landing Area

Double glazed window to the front, and a loft hatch above giving access to the loft area.

## Bedroom Three

11' x 8'5" (3.35m x 2.57m)

Double glazed window to the rear, radiator and a built in single wardrobe area.

## Bedroom Four

6'11" x 8'4" (2.11m x 2.54m)

Double glazed window to the side, radiator and a built in single wardrobe area.

## Bathroom

8'10" x 5'4" (2.69m x 1.63m)

Suite comprised of a tile sided bath with a shower over, low flush WC and a wash hand basin inset to a vanity unit with storage drawers below, mirror tiles above and a light over. Partly tiled walls, radiator, tile effect flooring, shaver point and a double glazed window to the rear.

## OUTSIDE

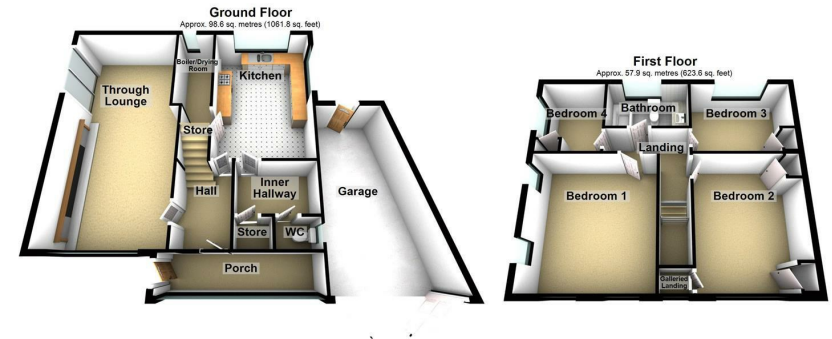
### Rear Garden

Paved patio area extending around the building to the side garden area and access gate to the side of the property giving access to the front garden area. Garden laid mainly to lawn with well established mature shrubbery and flower bed borders, security light, outside tap.

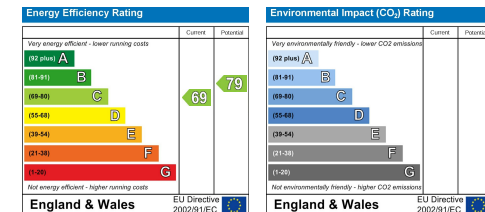
### Side Garage

18'9" x 12'8" tapering to 7'3" (5.72m x 3.86m tapering to 2.21m)

Double garage to the front tapering to the rear, double doors to the front with direct access to the front driveway area. Personal door to the side into the inner hallway, further door to the rear into the rear garden area. Electric supply, and lighting



Total area: approx. 156.6 sq. metres (1685.4 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
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