





## Offers Over £300,000

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

**\*\* WOW! IMMACULATE FAMILY SIZE PROPERTY THROUGHOUT AND DETACHED \*\***

This DETACHED property has been modernised and maintained to a high standard. VIEWING IS RECOMMENDED to appreciate the standard and size of the property on offer. The property consists of a DRIVEWAY for multiple vehicles, open canopied porch area, entrance hallway, TWO RECEPTION ROOMS, a modern fitted kitchen, side entrance/porch area with storage, DOWNSTAIRS WC, integral GARAGE (currently used as a work area) and a private low maintenance rear garden area. To the first floor there are THREE DOUBLE BEDROOMS and a modern fitted FAMILY BATHROOM. Energy Efficiency Rating:- D

#### Front Garden/Driveway

Low wall border to the front, decorative privet to one side and fence to the other side of a Tarmac driveway with decorative block paved edging providing off road parking for multiple vehicles. Mature shrubbery and flowers inset to a decorative flower bed below the bay window area, further slate covered decorative flower bed to the front of the driveway area. Access gate to one side of the property allowing direct access to the rear garden area, and a wall mounted security light. Opening to:-

#### Entrance Porch

Tile pitch canopied roof providing shelter from the elements with block paved flooring extending from the driveway area. Wall mounted light to one side of the double glazed door with a double glazed window to the side and further double glazed windows above allowing access to:-

#### Entrance Hallway

**12'6" x 5'5" (3.81m x 1.65m)**

Stairs rising to the first floor landing with storage cupboards below, wood effect flooring, radiator, and a decorative coving finish to the ceiling area. Doors to:-

#### Reception Room One

**14'9" into bay 12 to wall x 10'5" (4.50m into bay 3.66m to wall x 3.18m)**

Double glazed angled bay window to the front with a fitted window seat below providing a relaxing people watching space. Radiator, decorative coving finish, and ceiling rose to the ceiling area and a decorative dado rail to the walls. French glazed doors to the rear allowing access to:-

#### Reception Room Two

**12'11" x 9'11" (3.94m x 3.02m)**

Double glazed sliding patio doors to the rear allowing access to/from the rear garden. Radiator, decorative ceiling rose to the ceiling, coving finish also to the ceiling, and a picture rail to the walls. Wooden style fire surround with a cast coal effect gas fire inset, decorative tiles inset to either side, and a tiled hearth.

#### Kitchen

**12'4" x 6'4" (3.76m x 1.93m)**

Range of cream design wall mounted and floor standing base units with wood effect end panels, and a matching wood effect work surface over extending to create a breakfast bar area. The work surface also incorporates a Carbon Phoenix sink and drainer unit, a Bosch Ceramic hob with an under unit fan assisted Bosch oven below, and a Bosch extractor above. Open space to one of the wall units to accommodate a microwave (not included), radiator, partly tiled walls with a decorative diamond design tile strategically inset and a decorative dado tile finish. Double glazed window to the rear and an internal door to the side leading to:-

#### Side Porch/Inner Vestibule

**7'6" x 5'11" (2.29m x 1.80m)**

Double glazed window to the side, and a double glazed door also to the side allowing access to/from the side/rear garden area. Electric supply, lighting, wood effect flooring, and a ladder style radiator. Access to the storage cupboard 4'8" x 2'8" which currently consists of plumbing for a washing machine, wall mounted boiler,

ceiling mounted light, panelling to the walls with shelving for storage and coat hooks to one wall. Tile effect flooring and electric supply. Further internal door to the front allowing access to the garage/workshop area and an even further internal door allowing access to:-

#### Downstairs Guest WC

**4'8" x 2'8" (1.42m x 0.81m')**

Suite comprised of a low flush WC and an integral wash hand basin over the WC area with a mixer tap also incorporated. Decorative dado rail to the walls, extractor vent to the ceiling, tile effect flooring, panelling to the wash basin splash back area, ceiling mounted light and a double glazed window to the rear.

### FIRST FLOOR

#### Landing

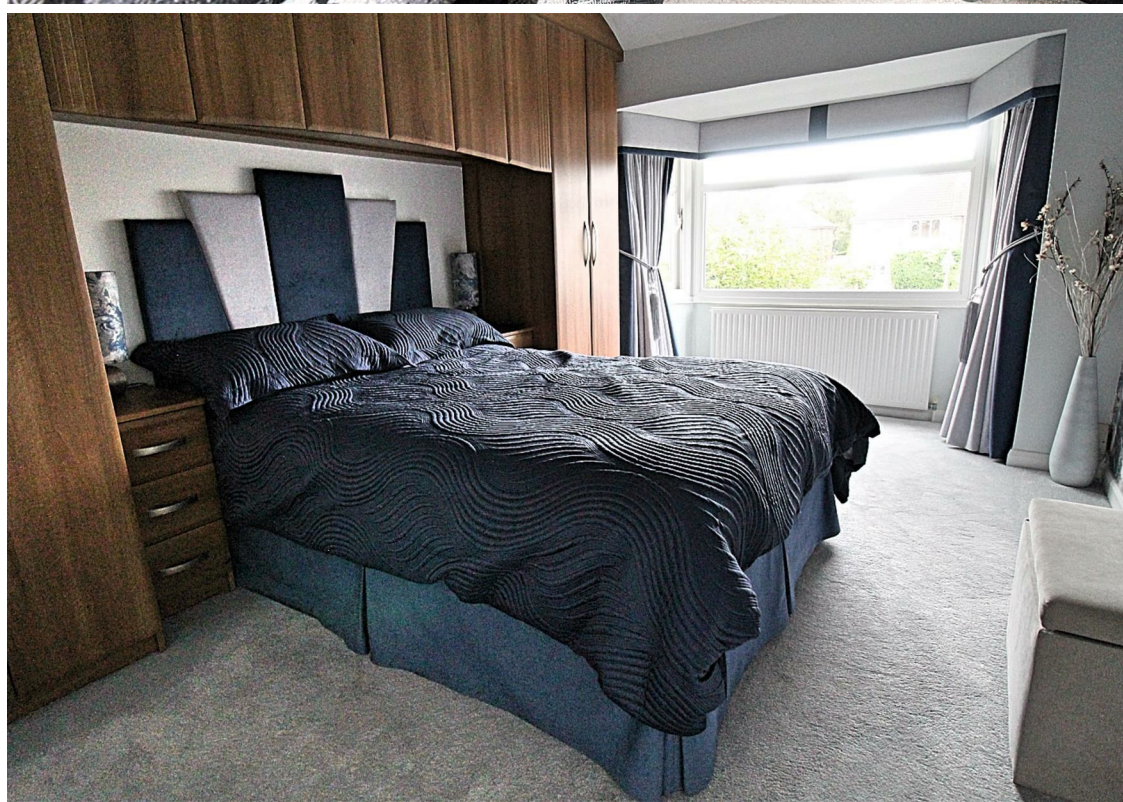
Loft access via the hatch area, double glazed window to the side, and a decorative dado rail to the walls. Doors to:-

#### Bedroom One

**14'9" into bay 12 to wall x 10'5" (4.50m into bay 3.66m to wall x 3.18m)**

Double glazed angled bay window to the front, radiator, and a decorative ceiling rose to the ceiling area. Fitted bedroom units consisting of a double wardrobe and three drawer bedside cabinet to either side of the bed area with three double overhead bridging units above the bed area.







Bedroom Two

12'11" x 9'11" (3.94m x 3.02m)

Double glazed window to the rear, radiator, decorative dado rail to the walls, and a decorative ceiling rose to the ceiling area

Bedroom Three

10'5" x 7'11" (3.18m x 2.41m)

Double glazed window to the front, radiator, and a built in storage cupboard over the stair case area extending into the eaves to the side of the property with a ceiling mounted light and double glazed window to the rear.

Bathroom

8'2" x 6' (2.49m x 1.83m)

Suite comprised of a panelled bath with a mixer tap over, shower screen to the side, and an electric shower also inset. Low flush WC, and an over sized floating effect wall mounted wash hand basin inset to a vanity unit providing storage below and a matching obscure fronted wall cabinet above either side of the mirrored area. Tile effect flooring, tiling to the wall area, chrome effect ladder style radiator, and a decorative single glazed window inset to the partition wall between the WC and bath area. Double glazed windows to the rear over the bath area and to the side over the WC area.

OUTSIDE

Garage

15' x 7'10" (4.57m x 2.39m)

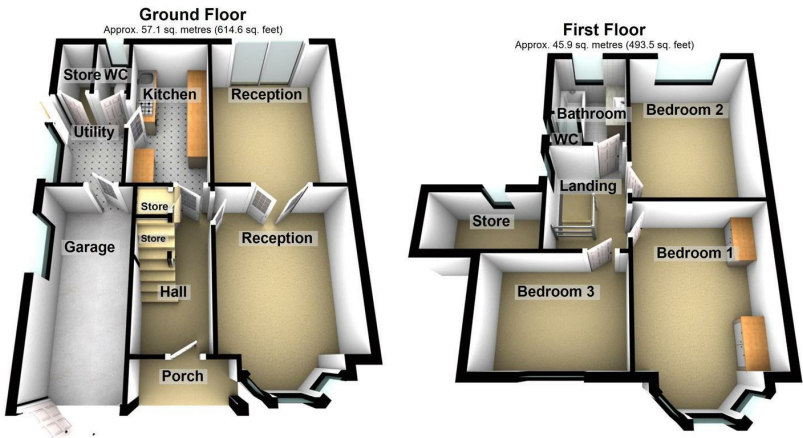
Double doors to the front giving access to/from the front driveway area, personal door to the rear leading to/from the inner porch/vestibule area, and a double glazed window to the side. The garage has been insulated to create a working area for the current owners, there is electric supply, lighting and a radiator.

Rear Garden

Fence and privet perimeters with an access gate to one side allowing direct access to/from the front driveway area. Low maintenance rear garden with an artificial lawn inset to the block paved patio area which extends around the lawn area giving access to the matuyre shrubery and flower bed borders to one side, to the rear and partially to the other side of the garden area. Security light to the rear and to the side of the property, outside tap, and a single outside socket.

FURTHER INFORMATION FROM THE OWNERS

Front driveway can fit 4 vehicles comfortably and has the benefit of a telescopic security post. Insulation in all cavity walls (excluding single brick areas) Loft fully insulated but not boarded Integral garage has been fully plaster boarded internally, pipe in radiator has been added, carpet, TV connector, and roof has installed thermal plaster boarding. House is alarmed, including the garage area - up to date service history can be provided to the buyer Worcester Bosch boiler, full service history and approximately 2 year guarantee remaining. Mira Shower installed to upstairs bathroom with 2 year guarantee Sentry box shed and a separate container box to the side of the property - remains with the house sale.



Total area: approx. 102.9 sq. metres (1108.1 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

