



Offers Over £300,000

Cooks Lane, Kingshurst, Birmingham, B37 6NE

**** EXTENDED ** DETACHED GARAGE ** DRIVEWAY ** MODERN THROUGHOUT ****

This semi-detached property has been modernised throughout creating a great size family home with further potential. The current owner has plans for a LOFT CONVERSION drawn up and passed with the relevant authorities.. The property currently consists of a PRIVATE DRIVEWAY with a further shared driveway giving access to the in-line REAR GARAGE. Enclosed EXTENDED entrance porch area, open plan entrance hallway/lounge area which is bay fronted, EXTENDED BREAKFAST KITCHEN which has been recently re-fitted creating a lovely family area with a central island, an EXTENDED dining room/sitting room/sun room to the rear. To the first floor there are THREE BEDROOMS (two doubles and a single) and a family BATH/SHOWER room. The property also benefits from a UTILITY ROOM to the rear of the garage area. Energy Performance Certificate:- D

Front Garden/Driveway

Low wall border to the front and to one side with a decorative low wall retaining curved flower bed incorporated. Block paved driveway providing off road parking for two vehicles, and a further shared driveway area leading to the rear in-line garage. Composite door allowing access to:-

Entrance Porch

5'3" x 4'8" (1.52m'0.91m" x 1.22m'2.44m")

Enclosed entrance porch with double glazed windows either side of the front entrance door, and further double glazed windows either side of the porch area. Storage cupboards either side of the porch area housing the utility meters. Wall mounted modern style light, glitter effect tiling to the floor area and a further composite door leading to:-

Open Plan Lounge/Hallway

17'5" into bay 14'10" to wall x 15'8" 12'5" min (5.18m'1.52m" into bay 4.27m'3.05m" to wall x 4.57m)

Double glazed angled bay window to the front, stairs rising to the first floor landing area with a storage cupboard below. Wood effect

flooring, radiator, decorative coving finish to the ceiling and a decorative picture rail to the walls. Double doors with glazing inset leading through to:-

Breakfast kitchen

15'7" x 15'6" (4.57m'2.13m" x 4.57m'1.83m")

Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a porcelain sink and drainer unit with a detachable extending mixer tap over with the benefit of an instant hot tap. Parts of the worktop areas have a matching upstand to the lower wall area and parts have decorative ornate design tiling. Matching central island with storage below, breakfast bar to one side and wood effect work surface over. The boiler is concealed within a wall unit, spotlights inset to the ceiling area, column design radiator, wood effect flooring. Integral appliances consist of a larger style Kenwood fridge/freezer, Bosch under unit oven with a CDA microwave over, four burner CDA gas hob with a concealed extractor unit over, slimline Biko dishwasher, and a slim line wine fridge. Space below the units able to accommodate and conceal a free standing washing machine, integral bin

drawer within the central island area, decorative wooden panelling to a niche area, and opening to the rear leading though to:-

Dining Room

10'11" x 9'1" (3.05m'3.35m" x 2.74m'0.30m")

Two double glazed Velux style windows to the rear within the pitched roof area, wood effect flooring, vertical column style radiator, decorative panelling to one wall and triple bi-fold double glazed doors to the rear allowing the rear of the property to be opened up to the rear garden area .

FIRST FLOOR

Landing

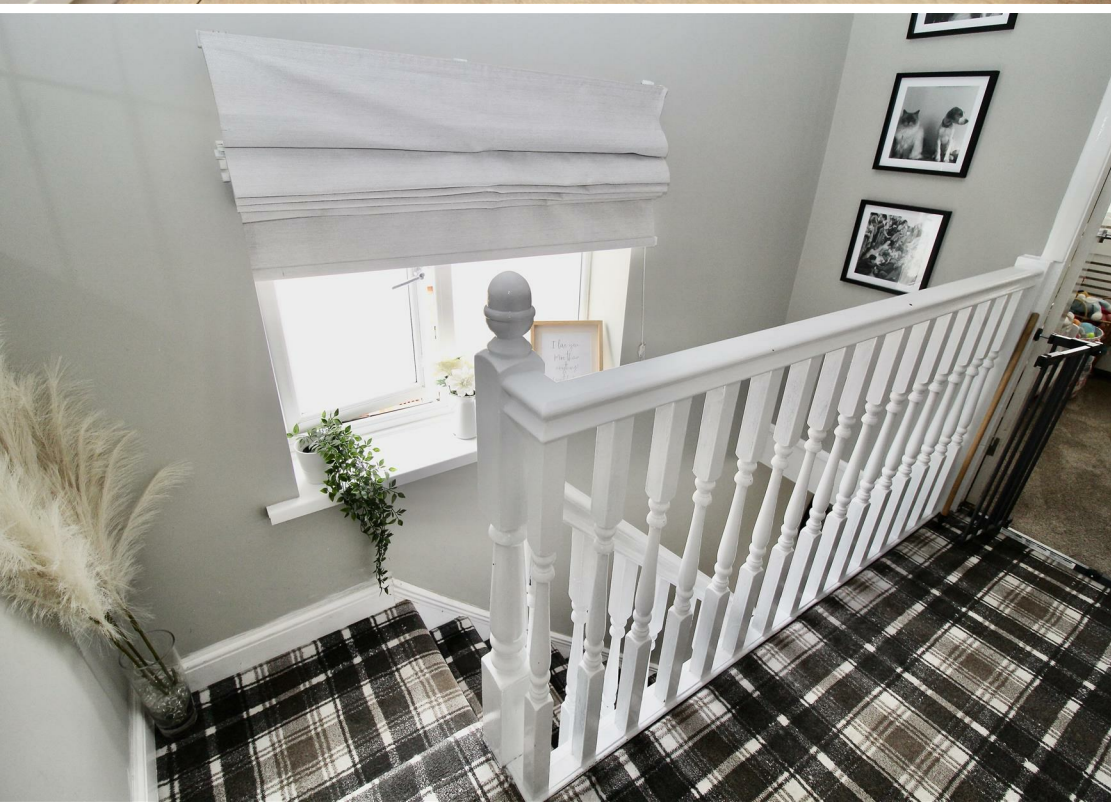
8'10" 6'2" max 5'5" min (2.44m'3.05m" 1.83m'0.61m" max 1.52m'1.52m" min)

Double glazed window to the side, loft access via the enlarged hatch area with a convenient pull down ladder leading to the boarded loft with the benefit of a light. Decorative coving finish to the ceiling area, and doors to:-

Bedroom One

14'7" into bay 12' to wall x 10'5" (4.27m'2.13m" into bay 3.66m' to wall x 3.05m'1.52m)

Double glazed angled bay window to the front, radiator, and a decorative panelled wall.



Bedroom Two

12'11" x 9'6" (3.66m'3.35m" x 2.74m'1.83m")

Double glazed window to the rear, and a radiator.

Bedroom Three

7'9" x 5'5" (2.13m'2.74m" x 1.52m'1.52m")

Double glazed window to the front, radiator, and decorative panelling to the walls.

Bathroom

7'10" x 6'1" (2.13m'3.05m" x 1.83m'0.30m")

Suite comprised of a panelled bath with a waterfall design central mixer tap over, shower enclosure with a pivot access door and a boiler fed rainfall shower with a further detachable shower incorporated. Low flush WC, and a wash hand basin with a waterfall design mixer tap over incorporated in a vanity unit providing storage below. Flat chrome design ladder style radiator, spotlights to the ceiling area, and an extractor fan to the outer wall. Tiling to the walls with a decorative glitter design tile inset creating a border, further tiling to the windowsill area, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Block paved patio area leading to a garden laid mainly to lawn with a further raised patio area to the rear of the garden. Double outside electrical socket , modern style up/down lights either side of the bi-fold doors from the dining room area. Fence perimeters with an access gate to the side giving access to/from the shared driveway area. Access door within the garden area leading to:-

Utility Room

7'7" x 7'4" (2.13m'2.13m" x 2.13m'1.22m")

Double glazed window to the rear, range of wall mounted and floor standing base units with a work surface over and space below for white goods. Electric supply, lighting, spotlights inset to the ceiling, and tile effect flooring.

Garage

8'11" x 7'11" (2.44m'3.35m" x 2.13m'3.35m")

In-line detached garage situated to the rear of the property partly within the rear garden area with an up and over door to the front leading to/from the shared access driveway area.

