



Offers In The Region Of £275,000

Cooks Lane, Kingshurst, Birmingham, B37 6NE

** TRADITIONAL SEMI-DETACHED ** THROUGH LOUNGE ** CONSERVATORY ** DRIVEWAY **

If you are looking for a property that is conveniently located for schools, shopping areas, and main commuting routes then this could be the one for you. The property offers a PRIVATE DRIVEWAY, plus a shared access driveway, Enclosed entrance porch, entrance hallway, THROUGH LOUNGE, kitchen and a conservatory to the ground floor area. To the first floor there are THREE BEDROOMS (two doubles and one single) and a family bathroom. The property also benefits from a larger style rear garden offering potential to extend without creating a small garden area (with relevant permissions). The property originally had an in-line rear garage which was removed but the hard standing area is still in place to allow a garage to be re-added if required. Energy Efficiency Rating:- C

Approach

The property is approached via a shared access driveway with the neighbouring property, which gives access to the rear (there was originally an in-line rear garage to the property) and to:-

Front Garden/Driveway

Low wall borders to the side and to the front with a decorate low wall retaining flower bed area. Private driveway providing off road parking for multiple vehicles, access gate to the rear providing direct through access to the rear garden area. Double glazed door leading to:-

Entrance Porch

6'3" x 4'9" (1.91m x 1.45m)

Enclosed entrance porch with a decorative archway inset, double glazed windows to either side of the entrance door and to either side of the porch area. Tile effect flooring, storage cupboard housing the utility meters, and a further double glazed door to:-

Entrance Hallway

13'9" x 5'5" (4.19m x 1.65m)

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

Lounge

14' into bay 12 to wall x 10'5" (4.27m into bay 3.66m to wall x 3.18m)

Double glazed bay window to the front, decorative coving finish to the ceiling, radiator, and wood effect flooring. Decorative wooden style fire surround with a stone effect back. Open plan to the rear into:-

Dining Room

13'5" x 9'4" (4.09m x 2.84m)

Double glazed sliding patio doors to the rear allowing access to the conservatory area. Radiator, decorative coving finish to the ceiling and wood effect flooring continuing through from the lounge area.

Kitchen

9'2" x 6'3" (2.79m x 1.91m)

Range of wall mounted and floor standing base units with display units incorporated, work surfaces over incorporating a stainless steel sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Bosch oven with a four burner gas hob over and an extractor above. Wall mounted boiler, plumbing for a washing machine, tiling to the floor area, and partly tiled walls. Spotlights inset to the ceiling, decorative coving finish to the ceiling area, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the conservatory

Conservatory

14'2" x 9'11" (4.32m x 3.02m)

Double glazed conservatory with opening windows incorporated and a set of double glazed French doors to the side into the rear garden area. Fan light to the ceiling, and wood effect flooring

FIRST FLOOR



Landing

Double glazed window to the side, decorative coving finish to the ceiling area, loft access via the hatch area and a wood effect flooring.

Bedroom One

14'6" into bay 11'11" to wall x 10'6" (4.42m into bay 3.63m to wall x 3.20m)

Double glazed bay window to the front, radiator, and fitted wardrobes to one wall with three sliding mirror fronted doors.

Bedroom Two

12'10" x 9'6" (3.91m x 2.90m)

Double glazed window to the rear, radiator, wood effect flooring and panelling upto approximately half height on the walls with a decorative dado finish.

Bedroom Three

7'8" x 5'5" (2.34m x 1.65m)

Double glazed window to the front, radiator, wood effect flooring and a decorative coving finish to the ceiling area.

Bathroom

8' x 6'3" (2.44m x 1.91m)

Suite comprised of a P-shaped panelled bath with a curved shower screen to the side, and an electric shower inset. Low flush WC and a pedestal wash hand basin. Ladder style radiator situated above the bath area for space saving, extractor fan to the outer wall, storage cupboard, and spotlights inset to the ceiling. Tiling to the walls with a decorative dado style tile inset, tiling to the floor 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 decorative balustrade perimeters decked patio area (where the original garage once was) Low wall retaining semi-circular design rockery flower bed area creating a divide to a further garden area laid mainly to lawn. Flower beds and mature shrubbery in parts, and fence perimeters with a side access gate leading to the shared access driveway.

