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83 Barnt Green Road, Cofton Hackett, B45 8PH

£525,000

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## Summary

A bright and spacious home enjoying 1,860 sq. ft. (approx.) of accommodation including a stunning modernised open aspect kitchen/dining room, two contemporary bathrooms, utility room and TWO garages situated on an incredible 0.26 acre plot (approx.) with a delightful tiered rear garden perfect for a keen gardener. The property is located within the sought after location of Cofton Hackett opposite the Lickey Hills Country Park and within easy reach of the nearby village of Barnt Green.

## Description

The accommodation comprises: Open aspect entrance hall with walk in cloaks cupboard, generous contemporary bathroom with freestanding tub, sizeable lounge with living flame gas fire and a 15 sq. m heated conservatory with incredible views over the garden. The ground floor primarily centres around the open plan entertaining space at the front of the house featuring a stunning open plan kitchen/diner with Amtico flooring, an integrated fridge, dishwasher, range cooker, Quooker instant boiling tap and access to a galley utility room.

The first floor features a bright spacious landing with airing cupboard and a pull down ladder to the boarded loft, two delightful bedrooms with views of the garden, two additional bedrooms (one with a built in wardrobe) and an ultra modern family shower room.

The internal improvements have all been carried out by the current owners within the last 6 months.

The magnificent tiered rear garden enjoys multiple levels of interest including a substantial lawn, steps descending to two separate levels of patio seating/dining areas, large vegetable plot, greenhouse, pond and summerhouse. The whole garden is adorned with a plethora of interesting and mature shrubs and trees and is a true haven for both a keen gardener and family use. Parking includes a driveway to the front offering space for multiple vehicles as well as access into the garage. The second garage (with electric door) is situated on the lower ground floor and located along a shared driveway beside the house.

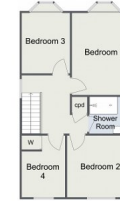


Barnt Green Road, Cofton Hackett

Ground Floor



First Floor



Lower Ground Floor



Total Approximate Area (Including Garaging):  
172.8 sq. m (1,860 sq. ft)



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.







- Living Room: 14' 3" x 18' 0" (4.35m x 5.49m)
- Kitchen/Dining Room: 5.32m x 3.6m (17'5" x 11'9")
- Utility Room: 19' 4" x 4' 7" (5.91m x 1.40m)
- Bathroom: 13' 11" x 4' 6" (4.25m x 1.38m)
- Conservatory: 8' 8" x 18' 6" (2.65m x 5.65m)
- Bedroom One: 13' 2" x 10' 2" (4.02m x 3.12m)
- Bedroom Two: 9' 10" x 10' 11" (3.02m x 3.35m)
- Bedroom Three: 10' 0" x 7' 6" (3.05m x 2.30m)
- Bedroom Four: 9' 11" (max) x 6' 11" (3.04m x 2.11m)
- Shower Room: 5' 11" x 7' 5" (1.81m x 2.27m)



For more information on this house or to arrange a viewing please call the office on:

**0121 447 8300**

Alternatively, you can scan the QR to view all of the details of this property online.



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