



8 Cofton Lake Road, Cofton Hackett, B45 8PL

Guide Price £695,000

The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

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Summary

An elegant family home boasting stunning refurbished accommodation, enjoying in particular an open plan kitchen/dining/family room as well as three additional reception rooms and a south facing garden bordering open greenbelt countryside. The property is set upon a highly desirable road within Cofton Hackett, within walking distance to the Lickey Hills Woods and direct access to a walking trail from the end of the garden.

Description

The accommodation comprises: Enclosed entrance porch, hallway with open cloaks storage, generous office, living room with gas stove, third reception room (currently utilised as a play room) and a superb contemporary open plan breakfast kitchen with dining/family room off. This vast room offers an abundance of cupboard space, breakfast bar, integrated microwave, dining space for a team of guests, family lounge area and is perfect for entertaining and family living complete with bi-folding doors opening onto the patio. The adjoining utility room provides ample space for storage and space for washing/drying facilities.

The first floor landing features a walk in heated storage cupboard, two built in linen closets and access to a master bedroom with incredible views, fitted wardrobes and modern en suite shower room as well as three well proportioned double bedrooms (two with fantastic views) and house bathroom including a roll top bath.

Outside

Externally the property features a delightful south facing rear garden with large entertaining patio and covered seating area, lawn with planted borders and steps descending to a shed. One of the many notable features of the property is the location, offering stunning views across a large open area of bordering greenbelt countryside and direct access to a walking trail from the end of the garden. The enclosed driveway at the front provides off road parking for multiple vehicles as well as access to an outside store (with electric roller shutter door).





Location

Cofton Hackett is an ancient settlement mentioned in historical documents dating back to 780 AD and in the present day provides a wide range of local amenities including an 18 hole golf course, two churches, sought after primary school, village hall, popular public house 'The Oak Tree' and Sunday lunch at 'The Old Rose and Crown' hotel. 8 Cofton Lake Road itself is perfectly located for many fine walks within both the renowned 524 Acre Lickey Woods (located opposite Reservoir Road) and 135 Acre Cofton Park once visited by Pope Benedict XVI. The bordering village, Barnt Green, is located approximately 1.2 miles away and offers everyday shopping facilities, doctor's surgery, dentist, St Andrews primary school, the ever-popular Grade II listed 'Barnt Green Inn' and railway station (direct to Birmingham New Street). There are also many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. No more than 2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencers in the Midlands. Access to the M42 is just 3.4 miles away and the M5 around the same distance.



Room Dimensions:

Living Room 6.1m x 3.09m (20'0" x 10'1")

Play Room 4.23m x 3.57m (13'10" x 11'8")

Office 3.06m x 3.09m (10'0" x 10'1")

Breakfast Kitchen 5.49m (max) x 5.13m (max)
(18'0" x 16'9")

Dining/Family Area 5.87m x 3.41m (19'3" x 11'2")

Storage 3.01m x 2.45m (9'10" x 8'0")

Stairs to First Floor Landing

Bedroom One 4.29m x 3.07m (14'0" x 10'0")

En Suite 1.69m x 2.14m (max) (5'6" x 7'0")

Bedroom Two 4.29m x 3.6m (14'0" x 11'9")

Bedroom Three 3.08m x 3.08m (10'1" x 10'1")

Bedroom Four 3.49m x 2.67m (11'5" x 8'9")

Bathroom 1.79m x 2.67m (max) (5'10" x 8'9")

Council Tax Band: E

EPC: D



Cofton Lake Road, Cofton Hackett

Ground Floor



First Floor



Total Approximate Area: 198.6 sq. m (2,137.71 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.

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.

