



31 Barnt Green Road, Cofton Hackett, B45 8ND

£365,000

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Summary

Located directly opposite the 524 Acre Lickey Hills Country Park lies this fantastic three bedroom semi-detached home which has been completely taken back to brick and refurbished to an exceptional standard on the ground floor featuring a stunning open plan kitchen/dining room and lounge with remote controlled gas burner as well as a sizeable loft conversion, garage storage and landscaped garden with summerhouse.

Description

The ground floor has been reconfigured and completely taken back to brick, insulated within the walls and floors and beautifully refurbished. From the enclosed porch, the ground floor accommodation is adorned with traditional style radiators and comprises a panelled entrance hall, comfortable lounge with a fabulous remote controlled gas burner and a stunning open plan kitchen/dining room with breakfast bar and french doors to an East facing balcony area with steps descending to the garden. Integrated appliances include an electric oven, microwave, gas hob, extractor fan and dishwasher. Space for washing/drying facilities are available within the adjoining garage.

The first floor provides a double bedroom with bay window and views of the Lickey Hills Country Park, second double bedroom with storage closet, single bedroom (alternatively an office) and family bathroom with jacuzzi tub. Accessed from a set of ship ladder stairs from the landing, the loft conversion (with velux windows and plenty of eaves storage) offers an ideal space for a hobbies/play room.

Outside

The upper part of the rear garden features a gravelled area with raised planters and water feature leading to a lawn and space for summerhouse or shed. A gate at the bottom of the garden leads to Lickey Coppice.

The garden can also be accessed via the garage.

Parking includes a generous tarmacked driveway suitable for multiple vehicles and the 18' 7" x 6' 0" garage includes a WC.





- Kitchen/Dining Room 4.28m x 5.06m (14'0" x 16'7")
- Lounge 4.75m (into bay) x 3.16m (15'7" x 10'4")
- Garage: 18' 7" x 6' 0" (5.67m x 1.85m)
- Master Bedroom: 13' 5" (into bay) x 10' 5" (4.09m x 3.18m)
- Bedroom Two: 10' 4" (into bay) x 10' 0" (3.17m x 3.05m)
- Bedroom Three: 6' 5" x 5' 10" (1.96m x 1.78m)
- Bathroom: 7' 7" x 6' 4" (2.33m x 1.94m)
- Play Room: 13' 0" x 12' 11" (3.97m x 3.95m)



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Ground Floor



First Floor



Second Floor



Total Approximate Area (Including Garage): 112.9 sq. m (1,215 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.

