



13 Cofton Church Lane, Cofton Hackett, B45 8PS

£699,000



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# 13 Cofton Church Lane, Cofton Hackett, B45 8PS

## Summary

A sumptuous 1930's family home benefitting from beautiful charming accommodation, magnificent private rear garden and planning permission for substantial development (with footings already in place for side extension). The property is located in an enviable position just 100 yards from the entrance to the Lickey Hills Country Park and within catchment for Barnt Green first school, Alvechurch Middle and Bromsgrove North and South and 50 yards from school bus pickup stop.

## Description

The accommodation comprises a classic 1930's arched brick porch, generous entrance hall with under stairs ground floor toilet, rear sitting room currently set up as a fabulous entertaining room complete with attractive open fire, beer fridge and door to the garden as well as an imposing front living room enjoying stained glass windows and a stunning open fireplace. The country style galley kitchen (complete with quarry tiled floor) adjoins a sizeable dining room boasting a wood burning stove and views over the garden. Integrated kitchen appliances include a fridge/freezer, microwave, Rangemaster oven and matching extractor fan, wine cooler, dishwasher, washing machine and tumble dryer.

The ground floor is equipped with striking traditional cast iron radiators.

The first floor features three well proportioned double bedrooms (one with views over the garden), single bedroom and traditional bathroom with roll top tub and separate WC.

Planning permission was granted in 2005 for a double storey side extension, single storey rear extension and double gabled roof with footings already in place for the side extension to commence.





### Outside

The property features a magnificent mature rear garden which enjoys a high degree of privacy and features a huge range of shrubs and trees, extensive lawn and plenty of spaces to sit on a warm day. The garage is accessed from the rear garden and is suitable for storage.

The front offers a gravelled driveway, area of garden and a set of double gates which provides access to the side of the house where the footings for the side extension lie.

### Location

Located between both Barnt Green and Cofton Hackett, the property benefits from the delights of both areas. Barnt Green is a thriving village with local shopping facilities, doctor's surgery, two churches, several dentists, St Andrews 'Outstanding' Ofsted rated first school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Hills Country Park (just 100 yards from the property) as well as Barnt Green Sailing Club and Cofton Park.



## Room Dimensions

**Lounge** 4.4m x 3.48m (14'5" x 11'5")

**Sitting Room** 4.22m x 3.48m (13'10" x 11'5")

**Kitchen** 4.98m x 2.24m (16'4" x 7'4")

**Dining Room** 3.03m x 4.74m (9'11" x 15'6")

**WC** 0.76m x 1.65m (2'5" x 5'4")

**Garage Storage** 7.4m x 3.09m (24'3" x 10'1")

**Bedroom 1** 4.39m x 3.5m (14'4" x 11'5")

**Bedroom 2** 4.24m x 3.5m (13'10" x 11'5")

**Bedroom 3** 4.99m x 2.32m (16'4" x 7'7")

**Bedroom 4** 2.57m x 2.15m (8'5" x 7'0")

**Bathroom** 2.15m x 2.09m (7'0" x 6'10")

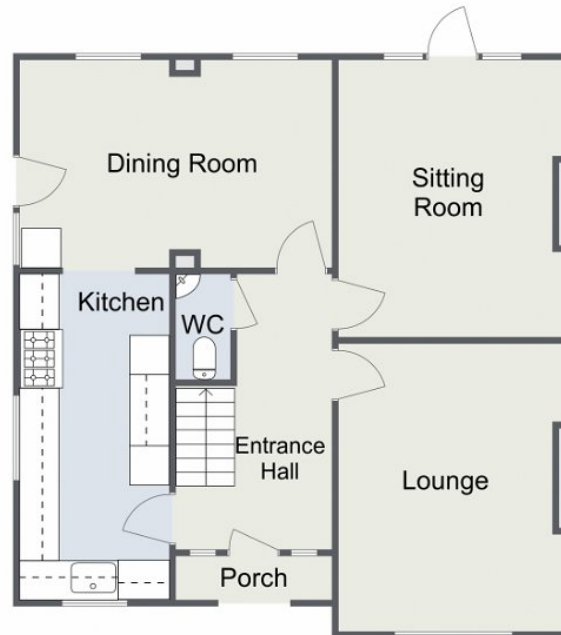
**WC** 0.76m x 1.18m (2'5" x 3'10")

**Council Tax Band: F**



# Cofton Church Lane, Cofton Hackett

## Ground Floor



## First Floor



Total Approximate Area (Excluding Porch and Garage): 129.6 sq. m (1,395 sq. ft)

Total Approximate Area (Including Garage): 152.5 sq. m (1,641.49 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.

