



23 Cofton Church Lane, Cofton Hackett, B45 8PS

£600,000

The logo for Arden Estate Agents, featuring a 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.

arden
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Summary

A charming 1930s home which beckons with its original features and timeless allure and offers huge potential for extension (subject to necessary permissions). This three bedroom residence exudes the quaint, elegant characteristics of its era and is situated in an enviable position just 170 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 as well as benefitting from being close to the school bus pickup stop.

Description

The ground floor accommodation comprises: Entrance hall with under stairs storage cupboard, living room, dining room enjoying views of the garden, kitchen with pantry cupboard and access to a utility room with WC.

The first floor features two double bedrooms (both with fitted wardrobes and the rear bedroom enjoying superb views), single bedroom/office and bathroom with separate WC.

The property boasts several original features such as fireplaces, doors with Bakelite handles and stained glass windows.



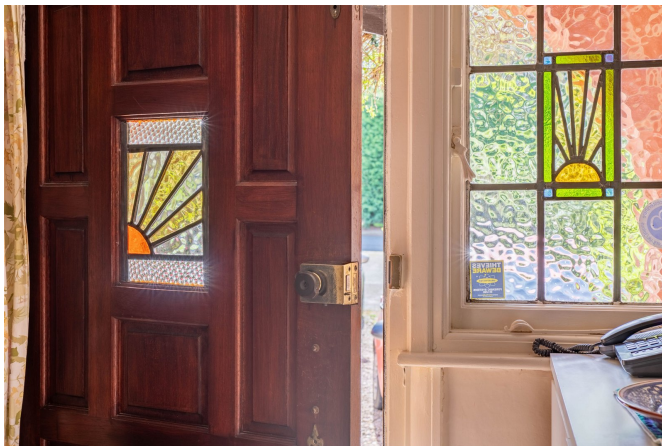


Outside

Bordering greenbelt countryside, the generous rear garden (which extends to the side of the property) is predominantly laid to lawn with planted borders and mature trees. The gravelled driveway at the front provides parking for multiple vehicles as well as providing access to the garage.

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, dentists, local 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 Woods, Barnt Green Sailing Club and Cofton Park.



Room Dimensions

Living Room 5.02m (into bay) x 3.5m (16'5" x 11'5")

Dining Room 4.28m x 3.5m (14'0" x 11'5")

Kitchen 3.11m (max) x 3.18m (max) (10'2" x 10'5")

Utility Room 2.45m x 2.56m (8'0" x 8'4")

WC 1.58m x 1.56m (5'2" x 5'1")

Hallway 4.85m x 2.16m (15'10" x 7'1")

Garage 4.66m x 2.42m (15'3" x 7'11")

Bedroom 1 5.12m x 3.48m (16'9" x 11'5")

Bedroom 2 4.38m x 3.49m (14'4" x 11'5")

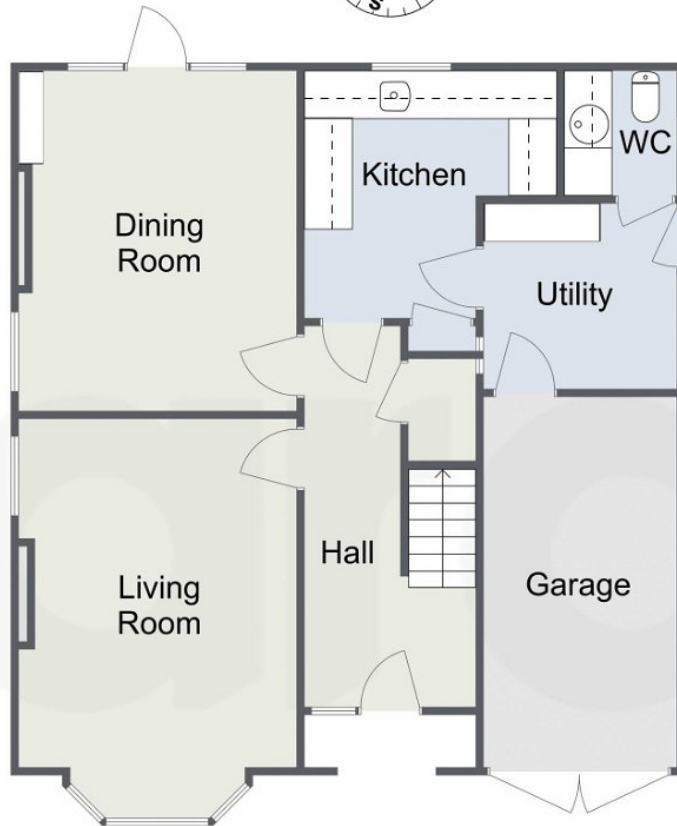
Bedroom 3 2.74m x 2.16m (8'11" x 7'1")

Bathroom 2.13m x 2.19m (6'11" x 7'2")

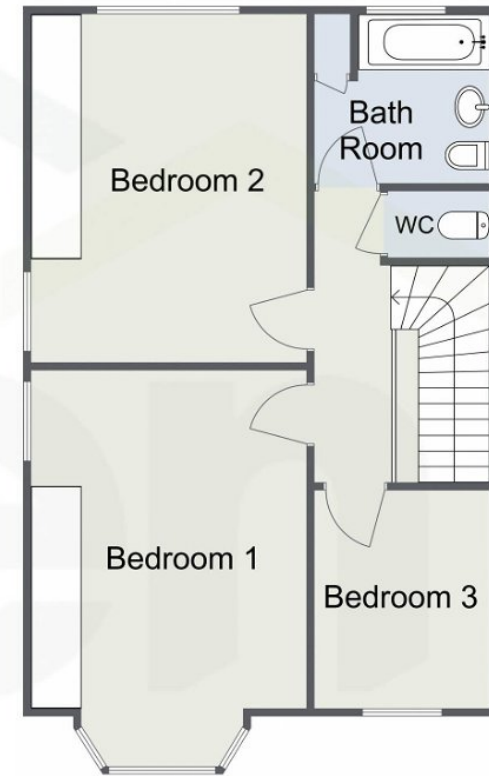


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Ground Floor



First Floor



Total Approximate Area (Including Garage): 123.8 sq. m (1,332.57 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.

