



**arden**
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48 Ashmead Rise, Cofton Hackett, B45 8AD

£400,000

3 1 2



Description

The accommodation comprises: Enclosed double glazed porch, generous entrance hall with under stairs storage cupboard, living room featuring a living flame gas fire and modern surround, adjoining snug with sliding patio door and a fantastic kitchen and extended dining room with part vaulted ceiling and velux windows. A useful gym/storage room is located off the kitchen.

The first floor features two double bedrooms (both with fitted wardrobes), single bedroom (or office) and shower room.

Outside

The rear garden is a compact paradise of a few zoned areas, brimming with an outstanding assortment of mature plants and trees. The initial part of the garden features a covered decked seating area and patio (perfect for entertaining) leading to a lawn with attractive pond and water feature as well as additional private patio area with shed located at the very top. An imprinted concrete driveway at the front provides parking for multiple vehicles.

Room Dimensions

Hall 13' 7" x 6' 1" (4.16m x 1.86m)

Living Room: 13' 7" x 10' 2" (4.16m x 3.11m)

Snug: 11' 5" x 8' 11" (3.50m x 2.72m)

Kitchen: 11' 5" x 7' 4" (3.48m x 2.24m)

Dining Area: 14' 7" x 8' 2" (4.46m x 2.50m)

Storage: 9' 5" x 8' 11" (2.89m x 2.72m)

Stairs To First Floor Landing

Bedroom One: 13' 7" x 10' 1" (into wardrobes) (4.16m x 3.09m)

Bedroom Two: 11' 5" x 10' 1" (3.49m x 3.09m)

Bedroom Three: 10' 7" (max) x 6' 2" (max) (3.23m x 1.89m)

Shower Room: 7' 9" x 5' 10" (2.38m x 1.78m)

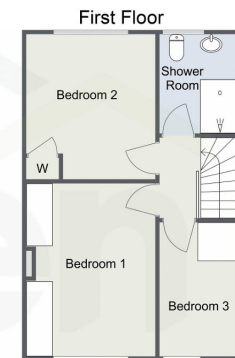
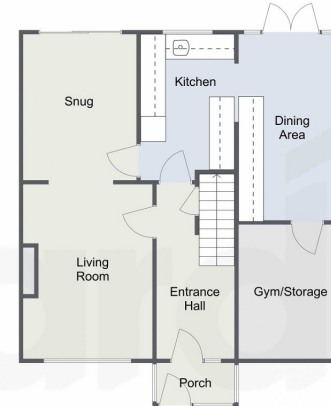




- Living Room with Living Flame Gas Fire
- Snug with Sliding Patio Door to the Garden
- Fantastic Extended Kitchen/ Dining Room
- Gym/Storage Room
- Two Double Bedroom and Single Bedroom (Office)
- Shower Room
- Stunning Private Rear Garden
- Imprinted Concrete Driveway
- Located on the Edge of the Lickey Hills Country Park
- Opportunity to Purchase a Share of Cofton Lake



Ashmead Rise, Cofton Hackett
Ground Floor



Total Approximate Area: 100.2 sq. m (1,078.54 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.

