



31 Lickey Coppice, Cofton Hackett, B45 8PQ

£495,000

5 2 2



Description

The previously extended accommodation comprises: Generous porch with double doors opening onto the hallway, sitting room with floor to ceiling windows overlooking the front, lounge/dining room with feature wall mounted gas fire and sliding glazed door to the garden and an adjoining open aspect kitchen refurbished to a high standard with breakfast bar, views of the garden and access to a utility room. Integrated appliances include an eye level NEFF double oven, electric hob, full length fridge and dishwasher.

A contemporary shower room is also located off the hall.

The first floor features a landing with two storage cupboards, three well proportioned double bedrooms, two additional bedrooms and modern house bathroom.

Outside

The delightful mature rear garden enjoys a decked entertaining area, extensive lawn with planted borders and an area of astro turf towards the top with mature trees and shed.

Parking includes a block paved drive at the front suitable for multiple vehicles.

Room Dimensions

Porch 2.89m x 2.3m (9'5" x 7'6")

Lounge/Dining Room 7.18m (max) x 3.53m (max) (23'6" x 11'6")

Sitting Room 4.7m x 3.35m (15'5" x 10'11")

Breakfast Kitchen 3.37m (max) x 6.14m (11'0" x 20'1")

Utility Room 1.64m (max) x 3.42m (5'4" x 11'2")

Ground Floor Shower Room 1.51m x 2.4m (4'11" x 7'10")

Bedroom 1 3.89m x 3.32m (12'9" x 10'10")

Bedroom 2 3.41m (max) x 3.56m (11'2" x 11'8")

Bedroom 3 3.45m (max) x 2.44m (max) (11'3" x 8'0")

Bedroom 4 3.22m x 3.41m (10'6" x 11'2")

Bedroom 5 2.97m x 2.18m (9'8" x 7'1")

Bathroom 1.8m x 3.07m (5'10" x 10'0")





- Generous Porch with Double Doors to the Hall
- Lounge/Dining Room with Wall Mounted Gas Fire
- Utility Room and Contemporary Downstairs Shower Room
- Two Additional Bedrooms (One Currently Utilised as a Dressing Room)
- Mature Rear Garden and Block Paved Driveway
- Sitting Room with Floor to Ceiling Windows
- Adjoining Open Aspect Refurbished Kitchen
- Three Well Proportioned Double Bedrooms
- Modern House Bathroom
- Reworked and Upgraded by the Current Owner's



Lickey Coppice, Cofton Hackett
Ground Floor



Total Approximate Area: 149.8 sq. m (1,612.43 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.



arden
ESTATE AGENTS