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# Cofton Cottage, 523 Groveley Lane, Cofton Hackett, B45 8UA

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## Description

The accommodation comprises: Side entrance leading to a two part hall with under stairs storage cupboard, characterful living room with ceiling beams, original quarry tile floor and brick built open fireplace as well as an 'L-shaped' kitchen/dining room with front entrance. The first floor offers a huge landing space, three excellent sized bedrooms (two with vanity basins) and a bathroom with separate WC.

## Outside

The tiered rear garden is a serene, private sanctuary enveloped by adjacent dense woodland. The garden ascends gracefully in layered terraces, each level offering its own unique charm and blending seamlessly into the surrounding trees. At the top, an elaborate garden structure presents a space to sit and admire the view of the house from the back.

A two-storey building to the side of the main house consists of a workshop and storage room above with separate potting shed. This building offers further potential (subject to necessary building regs/ planning consents). A useful gardener's WC and driveway for multiple vehicles at the front completes the outside.

## Room Dimensions

Living Room 4.8m (into bays) x 6.76m (15'8" x 22'2")

Kitchen/Dining Room 6.66m x 5.37m (max) (21'10" x 17'7")

Hall 2.18m x 2.91m (7'1" x 9'6")

Hall 2.54m x 2.32m (8'4" x 7'7")

Bedroom 1 5.82m x 2.65m (19'1" x 8'8")

Bedroom 2 3.85m x 4.07m (12'7" x 13'4")

Bedroom 3 3.82m x 2.51m (12'6" x 8'2")

Bathroom 1.93m (max) x 1.53m (6'3" x 5'0")

WC 1.05m x 1.34m (3'5" x 4'4")

Workshop 5.75m x 3.8m (18'10" x 12'5")

Storage 5.98m x 4.23m (19'7" x 13'10")





- Characterful Living Room with Open Fire
- Three Excellent Sized Bedrooms
- Highly Private Tiered Rear Garden
- Front Driveway
- Steeped in History and Timeless Appeal
- Kitchen/Dining Room
- Bathroom and Separate WC
- Two-Storey Building Positioned to the Side
- Full of Untapped Potential
- Just 1.4 Miles from Barnt Green Village



Groveley Lane, Cofton Hackett



Total Approximate Area (Excluding Workshop and Storage): 137.4 sq.m (1,478.96 sq. ft)  
 Total Approximate Area (Including Workshop and Storage): 188.5 sq.m (2,007.46 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.

