





9 Ashmead Drive, Cofton Hackett, B45 8AA

£375,000

3 1 2





## Summary

An impressive family home boasting renovated accommodation including a beautiful farmhouse style kitchen, two reception rooms, ground floor office, luxury bathroom and a fabulous rear garden, perfect for entertaining. The property is located in the sought after area of Cofton Hackett, within walking distance to the renowned 'Lickey Hills' and 'Cofton Park' as well as benefitting from easy access to Barnt Green, the regenerated Longbridge retail village and motorway network.

## Description

The accommodation comprises: Entrance hall including an under stairs WC, front office with window seat, two generous reception rooms (the rear room featuring an electric inset fire) and a beautiful farmhouse style kitchen with wooden worktops, utility area and access to the garden. Integrated appliances include an electric oven and hob, extractor fan and dishwasher.

The first floor features two double bedrooms (one with built in wardrobe), single bedroom with built in cupboard and a superb contemporary bathroom with freestanding tub and separate shower.

The property is equipped with a 2016 Worcester combi boiler.

## Outside

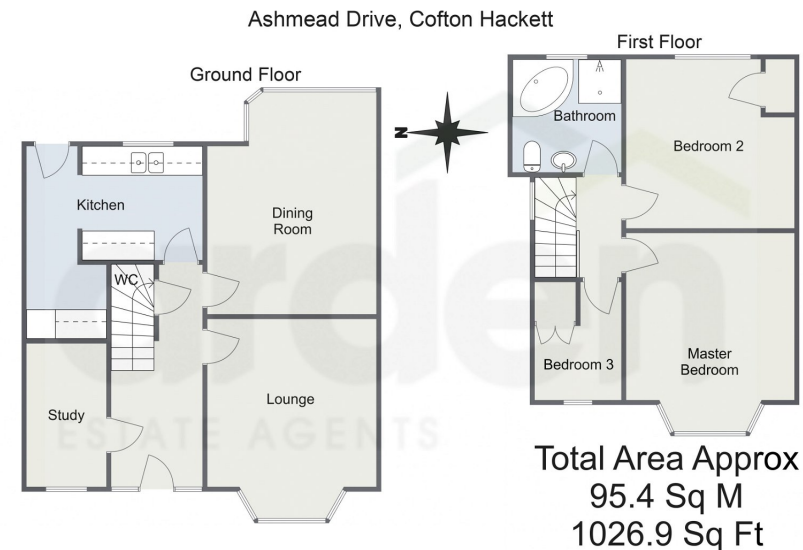
The fabulous east facing rear garden enjoys a large decked area perfect for entertaining with steps descending to a sizeable lawn with planted borders, hedged boundaries and shed. The paved driveway at the front offers parking for two vehicles.







- Lounge - 4.13m x 3.49m (13'6" x 11'5") max
- Dining Room - 4.6m x 3.5m (15'1" x 11'5") max
- Master Bedroom - 4.28m x 3.5m (14'0" x 11'5") max
- Bedroom 3 - 2.44m x 1.78m (8'0" x 5'10")
- Study - 2.97m x 1.58m (9'8" x 5'2")
- Kitchen - 4.13m x 3.65m (13'6" x 11'11") max
- Bedroom 2 - 3.5m x 3.46m (11'5" x 11'4") max
- Bathroom - 2.34m x 2.25m (7'8" x 7'4")



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.



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