



5 Reservoir Road, Cofton Hackett, B45 8PJ

Offers Over £550,000

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Summary

Set upon the edge of the picturesque Lickey Hills Country Park lies this charming 1950s home, thoughtfully extended in the past and characterised by its rendered façade, front bay windows, pillared canopy and 'in and out' driveway. The property has undergone a series of upgrades including cavity wall insulation, roof replacement in 2020 and a Worcester Bosch boiler installed the same year ensuring durability and energy efficiency. The sizeable accommodation features an open plan lounge/dining room, additional reception room, breakfast kitchen and utility, three DOUBLE bedrooms and two bathrooms.

Description

The accommodation comprises an inviting entrance hallway, generous open aspect lounge/dining room with gas fire and decorative wooden surround, breakfast kitchen and an adjoining hallway providing access to an office/play room as well as a utility room with WC.

The first floor features a landing with linen cupboard, three well proportioned DOUBLE bedrooms, a sizeable en suite shower room and family bathroom (toilet, basin and radiator installed in 2020).

Outside

A low maintenance garden lies to the rear and offers a versatile canvas to be transformed to suit personal tastes and styles. The current space features a decked seating area, lawn and gravelled edges with a number of shrubs ensuring low maintenance while providing ample space for outdoor living ideal for setting up outdoor seating or a barbecue area, allowing you to enjoy the outdoors with minimal effort.

At the front, the 'in and out' driveway provides plenty of parking space.

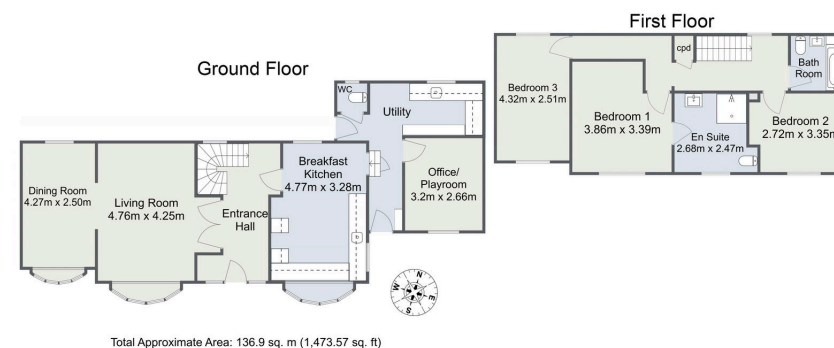




- Generous Open Aspect Lounge/Dining Room
- Office/Play Room
- Three DOUBLE Bedrooms
- Low Maintenance Rear Garden
- Set on the Edge of the Lickey Hills Country Park
- Breakfast Kitchen
- Utility Room and WC
- En Suite and Family Bathroom
- 'In and Out' Driveway
- Just Over a Mile from Barnt Green Village



Reservoir Road, Cofton Hackett



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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