



Michelle & Co.  
PROPERTIES

6 Barnt Green Road  
Cofton Hackett, Birmingham, West Midlands B45 8NB



# 6 Barnt Green Road

Cofton Hackett, Birmingham, West Midlands B45 8NB

- > Traditional 3 bed semi located in the desirable Parish of Cofton Hackett.
- > Entrance hall with downstairs guest cloakroom
- > Spacious Living Room through to the Separate Dining Room
- > Fully Fitted kitchen overlooking rear garden
- > Generously proportioned Master bedroom
- > Good sized further double bedroom and spacious single bedroom
- > House bathroom
- > Gated courtyard and tiered garden
- > Close to M5/M42 motorway network and on the edge of Barnt Green village.
- > No upward chain
- > EPC = D





## Description

A traditional 3 bed semi-detached house located in the popular area of Cofton Hackett coming to the market with no onward chain.

**Full Description:** The property benefits from modern interiors, mature garden and good size rooms. The clean and crisp stone chipped approach has inset shallow steps leading to the side entrance with UPVC door, hallway with downstairs cloakroom. There is a further door that leads to the dining room with laminate flooring and an opening to sitting room with window to front of property. The kitchen is situated at the rear of the property and has cream units with black laminate worktops, stainless steel sink, gas hob, electric oven and extractor hood, plumbing and space for w/m, combi boiler. There is a door opening to rear and side garden. Leading to the first floor is a white spindle staircase to landing with leaded window, 3 good size bedrooms, fully tiled bathroom with white suite comprising bath with electric shower over, W.C and vanity unit sink.

**Outside:** The rear garden is tiered with patio area, steps to lawn and further rockery and established trees.

**Location:** The parish of Cofton Hackett is situated at the foot of the Lickey Hills country park and has a sailing club, Church dating back to the 14th century and a popular public house/ Barnt Green Inn. The property is 1.9 miles from the ever sought after, thriving, village of Barnt green offering train station, excellent school, two churches, tennis club, cricket club, post office, doctors, dentist, optician, eateries and an extensive array of shops. There are superb motorway links to both the M42 & M5 and is 19.3 miles from Birmingham international airport.

**Tenure:** The vendor advises us the property is freehold but this will need to be verified by a solicitor.

**EPC:** D

**Council Tax Band:** C



## Directions

From Michelle & Co stay on Hewell Road and at the roundabout take the first exit onto Bittell Road. Continue to follow B4120 and the destination will be on your left.

## Tenure

Our client advises us that the property is Freehold but prospective purchasers are advised to consult their solicitors for verification.

## Local Authority

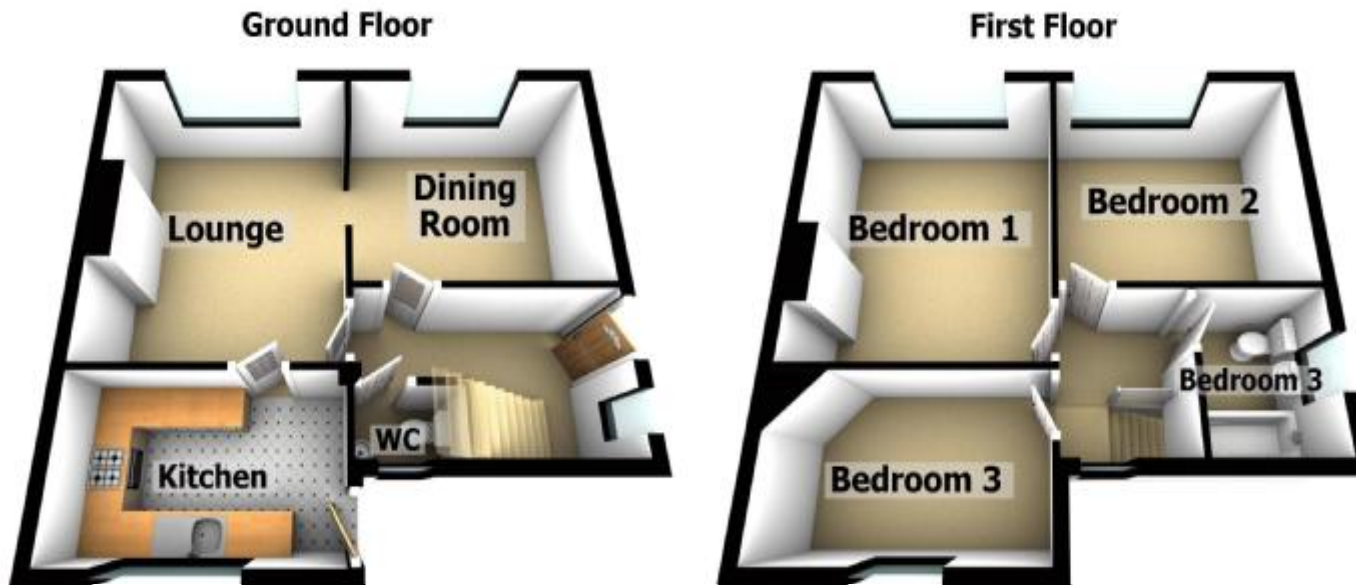
Bromsgrove District Council

## Viewing

Strictly via Michelle & Co Properties on 01527 306161

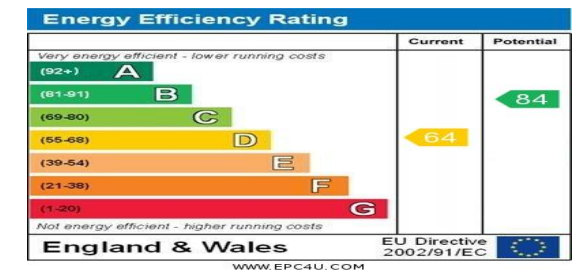
## Total Area

Approx. 910.2 sq ft



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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These particulars are NOT to form part of a sale contract and may be subject to errors and/or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise to their correctness. All fixtures and fittings, chattels and other items not mentioned, are specifically excluded unless otherwise agreed within the sale contract documentation or left in situ and gratis upon completion. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, estimated square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/building regulations' matters which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase.

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