



120 Cooks Lane, Kingshurst, B37 6NP

Offers over £310,000

**** Unexpectedly back on the market due to the buyer unable to proceed with the sale **** This extremely well presented detached home on the popular location of Cooks Lane briefly comprises hallway, lounge, dining room, refitted kitchen, utility room, downstairs w/c, three good sized bedrooms, family bathroom and garage (currently used as a workspace). There is a driveway to the front and an enclosed rear gardens. The property benefits from double glazing and central heating both where specified and must be viewed to truly appreciate the property on offer.

Approach

Via a driveway to front for ample parking.



Hallway

Double glazed



Dining Room

10'06 x 14'07 max into bay (3.20m x 4.45m max into bay)

Double glazed bay window to front, radiator, three wall light points and double opening doors to lounge



Lounge

13'10 x 9'06 (4.22m x 2.90m)

Double glazed sliding patio doors to rear garden, radiator, decorative gas fire and surround and three wall light points.



Refitted Kitchen

12'10 x 6'03 (3.91m x 1.91m)

Having a range, wall, base and drawer units, breakfast bar, 1 1/2 sink unit with drainer and mixer tap, electric hob and oven with extractor hood over, radiator, double glazed window to rear and ceiling light point.



Utility Room

7'06 x 6 (2.29m x 1.83m)

Double glazed door to side and double glazed window to side, heated towel rail, storage cupboard housing wall mounted central heating boiler and space for washing machine and strip light.

Downstairs W/C

Double glazed window, low level w/c with built in sink and ceiling light point.

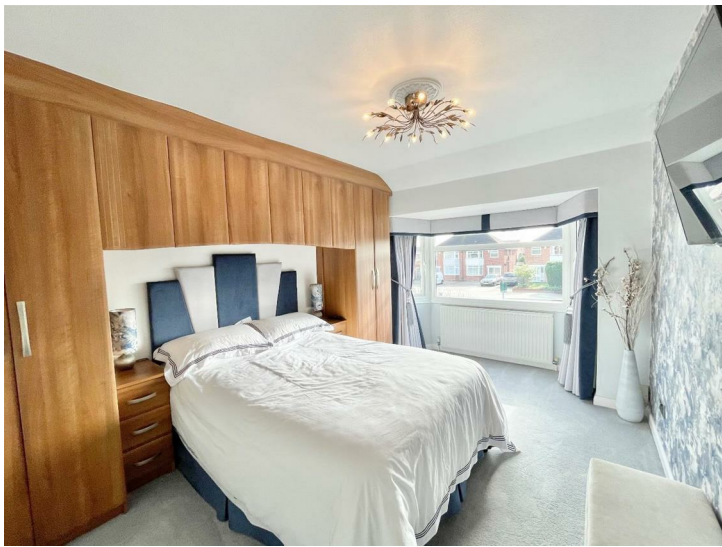
Landing

Double glazed window to side, loft access and ceiling light point.

Bedroom One

14'08 max into bay x 10 (4.47m max into bay x 3.05m)

Double glazed bay window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

Double glazed window to rear, radiator and ceiling light point.



Rear Garden

Having block paved borders and artificial lawn, outside tap and storage and gated access to front.



Bedroom Three

10'05 x 8 (3.18m x 2.44m)

Double glazed window to front, radiator, door to eves storage and ceiling light point.



Garage

Window to side, carpeted and currently used as a work space.



Family Bathroom

Double glazed window to rear and side, paneled bath with electric shower over, low level w/c, wash hand basin in vanity unit, heated towel rail and ceiling light point.

Further Information

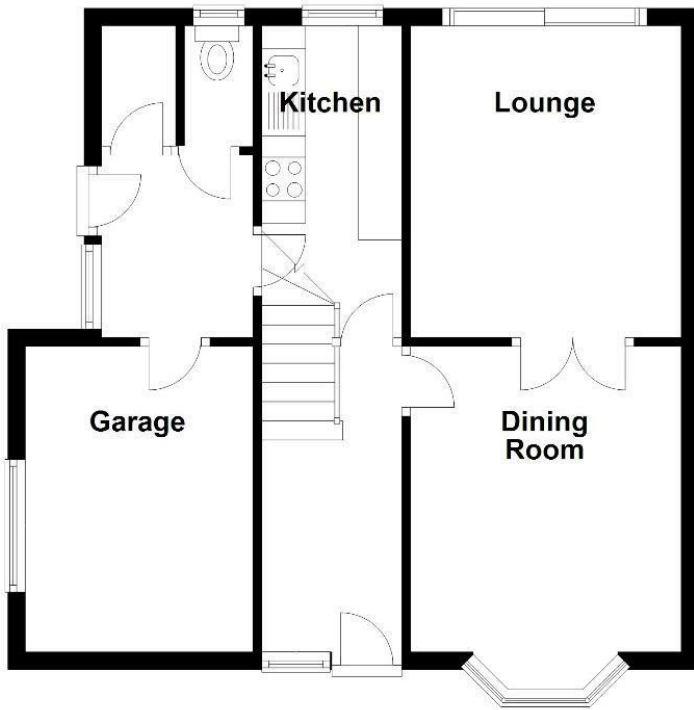
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - D

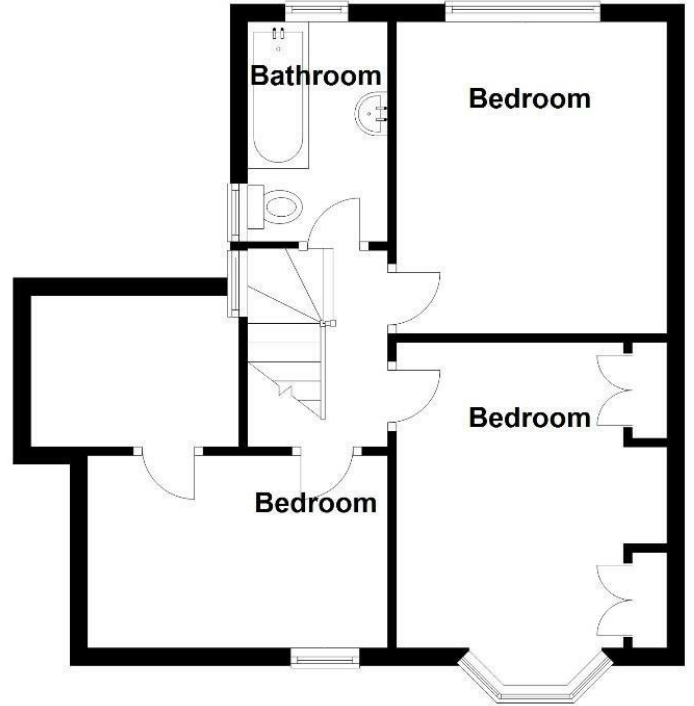
Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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