



Lickey Coppice, Cofton Hackett, Worcestershire, B45 8PG

£489,950

Allan Morris
estate agents

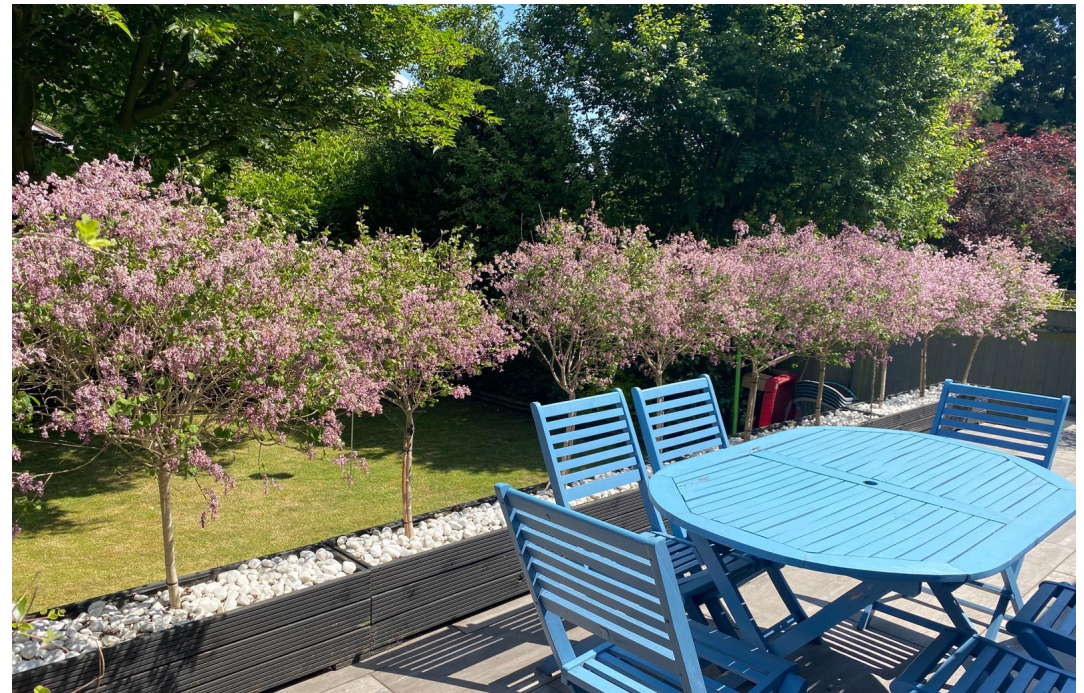
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This freehold link-detached family home has been extended and refurbished by the current owners to provide contemporary and flexible 3/4 bedroom accommodation of approximately 1,475sqft.

The property is location in a desirable village location close to the Lickey Hills Woodland park and within walking distance of the railway station and amenities of Barnt Green. The facilities of Longbridge Village and Birmingham Great Park are also close at hand. The property is convenient for the national motorway network and commuting to Birmingham City Centre.

The house has PVC double glazing, gas-fired central heating and accommodation of approximately 1,475sqft, comprising: a reception hallway; open plan fitted kitchen, dining/playroom & lounge; side hall; office/4th bedroom; shower room; utility; landing; three bedrooms; and bathroom.

In addition, the property has a double glazed porch, garage store, drive and landscaped front and rear gardens.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.

KEY POINTS

- Extended & refurbished.
- Gas-fired central heating.
- Worcester combination boiler, installed 2020
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,475sqft.
- Garage store & drive.
- Energy Performance Certificate, band C.
- Council Tax Band E (Bromsgrove District Council).
- Private landscaped garden.
- Ground floor bedroom & shower room.
- Part boarded loft.
- Fibre broadband (sellers inform us has 900mb download speed)
- Pod Point (7kW) EV charging point.





INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds, as fitted
- Light fittings, as fitted
- Fireplace & gas fire (currently disconnected) in lounge
- Integrated dishwasher in kitchen
- Built-in electric oven & grill, induction hob & cookerhood in kitchen
- Large built-in wardrobe in bedroom one
- Timber shed and timber plant troughs in gardens

DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH** 1.84m x 0.88m (6'0" x 2'10")
- **RECEPTION HALLWAY** 4.61m x 1.95m (15'2" x 6'5")
- **OPEN PLAN KITCHEN, DINING ROOM & LOUNGE** 11.20m x 3.63m < 6.21m (36'9" x 11'11" < 20'5")
- **LOUNGE AREA** 4.43m x 4.16m (14'6" x 13'8")
- **DINING/PLAYROOM AREA** 6.77m x 3.15m < 3.63m (22'3" x 10'4" < 11'11")
- **FITTED KITCHEN AREA** 6.33m x 2.79m (20'9" x 9'2")
- **SIDE HALL** 3.47m x 0.86m (11'4" x 2'10")
- **OFFICE/BEDROOM FOUR** 3.76m x 2.14m < 2.44m (12'4" x 7'0" < 8'0")
- **SHOWER ROOM** 1.80m x 1.45m (5'11" x 4'9")
- **UTILITY** 1.54m x 1.47m (5'1" x 4'10")

FIRST FLOOR

- **LANDING** 3.05m x 2.48m (10'0" x 8'2")
- **AIRING CUPBOARD** housing the wall mounted 'Worcester' combination boiler.
- **BEDROOM ONE** 3.65m x 3.42m < 4.04m (12'0" x 11'2" < 13'3")
- **BEDROOM TWO** 3.91m x 3.65m (12'10" x 12'0")
- **BEDROOM THREE** 2.49m x 2.48m (8'2" x 8'1")
- **BATHROOM** 2.39m x 2.19m < 2.59m (7'9" x 7'2" < 8'6")



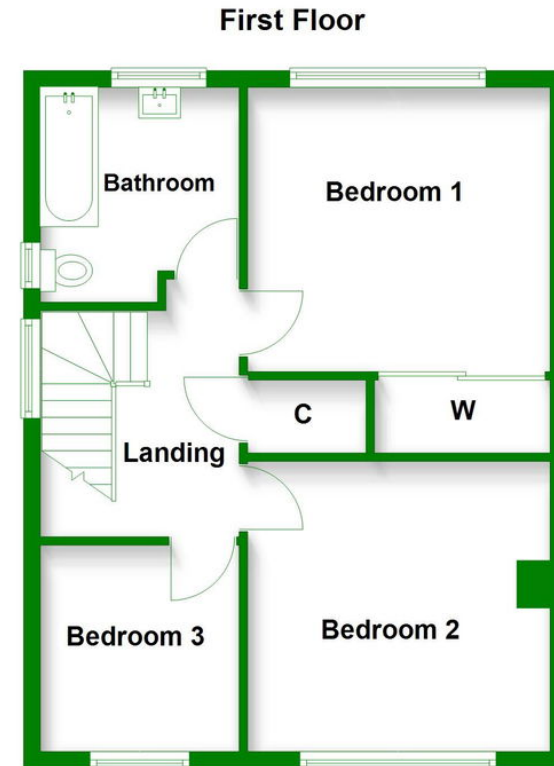
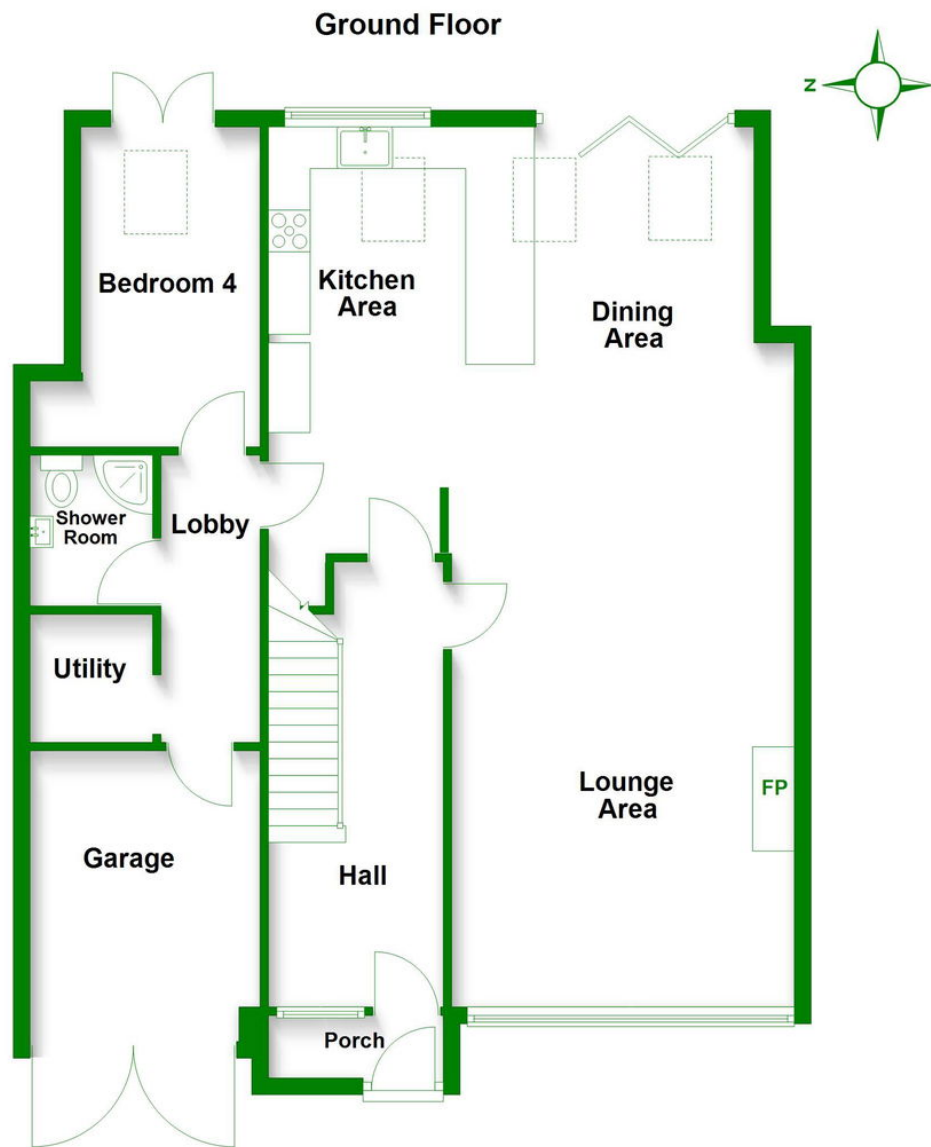


OUTSIDE

- **GARAGE/STORE** 3.47m x 2.51m (11'4" x 8'3") (Door width 2.26m 7'5")
- **PARKING** To the front of the garage there is a tarmac drive providing off-road parking for one car.
- **GARDENS** To the front, there is an established shrubbery bed and gravel patio area. At the rear, the property benefits from a private landscaped rear garden having a paved terrace across the rear of the house, with steps leading down to a lawn with raised borders.

DIRECTIONS

- From Bromsgrove: take the A38 Bromsgrove Eastern By-pass, leading into Birmingham Road. At the M42 island take the second exit into Old Birmingham Road and over the brow of the hill into Rose Hill. At the end of the road take the third island exit into Barnt Green Road, then first left into Ten Ashes Lane and first left again into Lickey Coppice, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.

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