



10 The Grove, Cofton Hackett, Worcestershire, B45 8AP

£325,000

**Allan Morris**  
estate agents



## 10 The Grove, Cofton Hackett, Worcestershire, B45 8AP

'Vacant & No upward chain'

This freehold semi-detached family home is situated in a desirable village location, convenient for commuting to Birmingham, the national motorway network and the facilities of Barnt Green, Longbridge and Birmingham Great Park.

The house offers accommodation of approximately 880sqft, comprising: a hallway; fitted cloakroom; lounge; dining room; fitted kitchen; landing; three bedrooms; and a bathroom.

In addition, the property benefits from a small garage and workshop store, PVC double glazing, gas-fired central heating with a 'Baxi' combination boiler (installed December 2019) and a private rear garden with an easterly aspect.







## DISCLAIMER

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

## KEY POINTS

- Freehold tenure
- Semi-detached family home
- Approx 880sqft
- Gas-fired central heating
- Baxi combination boiler, installed December 2019
- PVC double glazing
- Council Tax band D
- Energy Performance Certificate band D
- Small garage/workshop store
- Three car drive
- Vacant & No upward chain

## INCLUSIONS

- Carpets & floor coverings as fitted
- Curtains & light fittings as fitted
- Gas fires in lounge & dining room
- Other items may be available by negotiation









## DESCRIPTION

### GROUND FLOOR

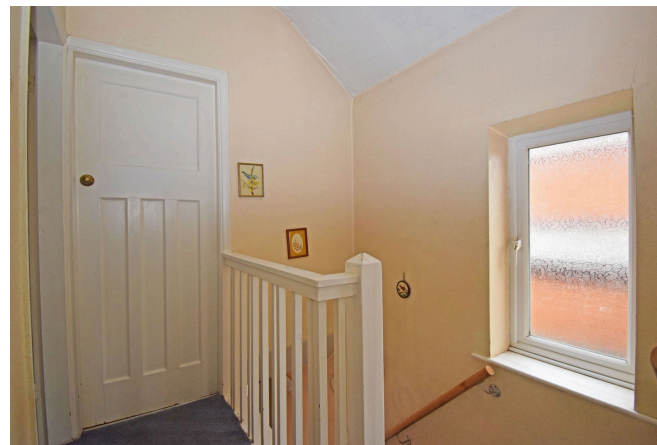
- **ENCLOSED PORCH**
- **HALLWAY** 4.03m x 1.80m (13'3" x 5'11")
- **FITTED CLOAKROOM** 1.38m x 0.95m < 1.18m (4'6" x 3'1" < 3'8")
- **LOUNGE** 4.03m x 3.45m (13'3" x 11'3")
- **DINING ROOM** 3.85m x 3.43m (12'7" x 11'3")
- **FITTED KITCHEN** 2.76m x 2.26m (9'1" x 7'5")

### FIRST FLOOR

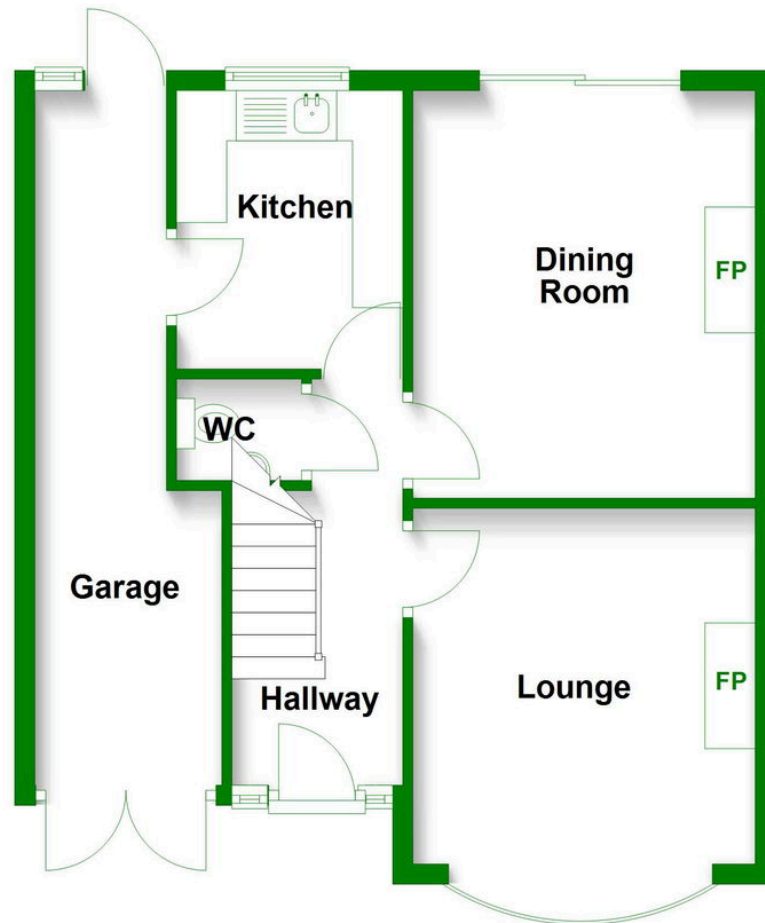
- **LANDING** 2.02m x 1.79m (6'7" x 5'10")
- **BEDROOM ONE** 4.11m x 3.44m (13'6" x 11'3")
- **BEDROOM TWO** 3.84m x 3.43m (12'7" x 11'3")
- **BEDROOM THREE** 2.77m x 2.28m (9'1" x 7'6")
- **BATHROOM** 2.44m x 1.79m (8'0" x 5'10")

### OUTSIDE

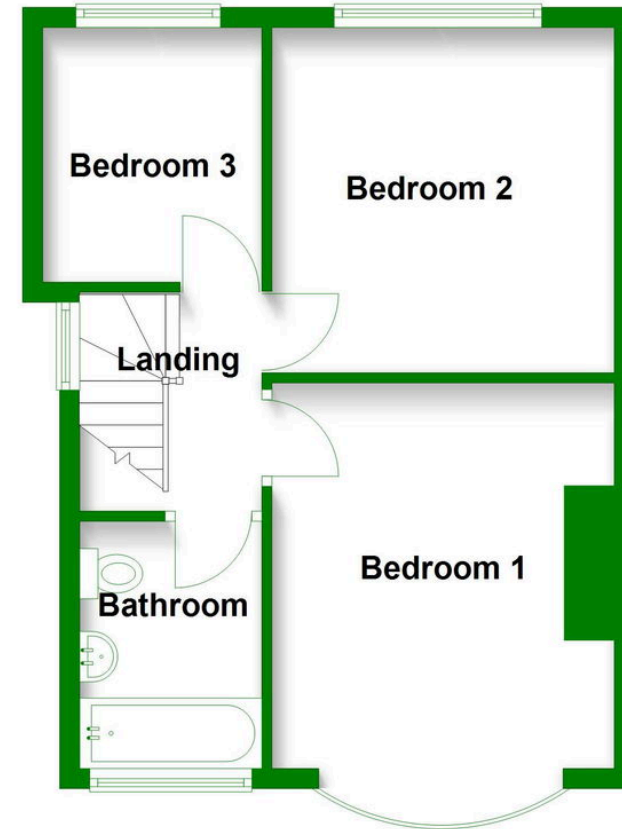
- **SMALL GARAGE/ WORKSHOP STORE** 3.62m x 2.04m (11'10" x 6'8") & 4.45m x 1.56m (14'7" x 5'1")
- **PARKING** The house is approached over a tarmac drive providing off-road parking for up to three cars.
- **GARDEN** The property benefits from a private rear garden with an easterly aspect, comprising: a concrete patio with an open store, beyond which is a lawn with mature trees and shrubs.



## Ground Floor



## First Floor



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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