



## 10 Cookes Croft

Northfield, Birmingham, B31 3XR

Offers In The Region Of £240,000



**\*STUNNING TWO BEDROOM SEMI-DETACHED HOME IN LOVELY LOCATION!\*** Tucked away in this lovely, quiet cul-de-sac is this beautifully presented and enlarged, two bedroom, semi-detached home which would make the perfect home! Cookes Croft is conveniently located for easy access to the city centre and the surrounding areas. The M5 and M42 motorway network is just a short drive away, making it easy to commute to other parts of Birmingham and beyond. Northfield train station provides excellent rail connections and you also have all of the amenities of Northfield, Longbridge and Kings Norton close at hand including the local parks, nature reserve and well thought of schools. The house itself offers the following; landscaped front garden and driveway, entrance hall, spacious living room, snug, breakfast kitchen, garage and a superb landscaped rear garden. To the first there is an excellent main bedroom with built-in storage, second double bedroom and a bathroom. To book your viewing of this lovely home please call Louise or Sarah in our Kings Norton office!



### Approach

This immaculately presented two bedroom semi detached family home is approached via a well manicured front fore garden with well maintained lawn and raised decorative edging incorporating low maintenance flowerbeds, then a low maintenance driveway providing off street parking for multi vehicles including metal side access gate giving access to the side of the property and leading to front garden area with a block paved front patio with a varied selection of plants and shrubs, then pathway in-turn leads to metal up and over door to garage and frosted double glazed wood effect UPVC door opening into:

### Entrance Hall

With tiled floor covering, ceiling light point, electric fuse box, stairs giving rise to the first floor landing, central heating radiator and internal door opening into:

### Living / Dining Room

25'3" into bay max x 10'4" max x 6'3" min (7.7 into bay max x 3.15 max x 1.92 min)

Living room with double glazed wood effect UPVC bay window to the front aspect, central heating radiator, two ceiling light points, cornice to ceiling, tiled floor covering, double glazed wood effect UPVC French doors giving access and views to the rear aspect and internal door opening into:

### Snug

7'2" x 10'0" (2.19 x 3.07)

With laminate wood effect floor covering, double glazed wood effect UPVC window to the rear aspect, feature contemporary panelling to walls, central

heating radiator, door opening into under stairs storage cupboard with tiled and providing plentiful storage, door opening into garage, wall mounted central heating boiler cupboard and open walkway into:

### Garage

8'3" x 13'0" (2.53 x 3.98)

With metal up and opening door to driveway, ceiling light point and wall mounted gas and electric meters.

### Kitchen

11'4" x 7'11" (3.46 x 2.42)

With a matching selection of wooden wall and base units, incorporating display unit, space facility for under counter fridge and freezer, further space facility for slimline dishwasher, washing machine and electric cooker, work surface, tiling to splash backs, ceiling light point, tiled effect flooring, stainless steel sink and drainer with hot and cold mixer tap, further wood effect UPVC double glazed window to the rear aspect, seating area and wood effect UPVC frosted double glazed door giving access to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with frosted double glazed wood effect UPVC window to the side aspect, ceiling light point, loft access point and internal door opening into:

### Bedroom One

10'3" x 11'9" (3.14 x 3.6)

With two double glazed wood effect UPVC windows to the front aspect, ceiling light point, in-built mirror fronted double wardrobes to over stairs, further storage cupboard and central heating radiator.

### Bedroom Two

11'5" x 6'6" (3.5 x 2)

With laminate wood floor covering, double glazed wood effect UPVC window to the rear aspect, ceiling light point and central heating radiator.

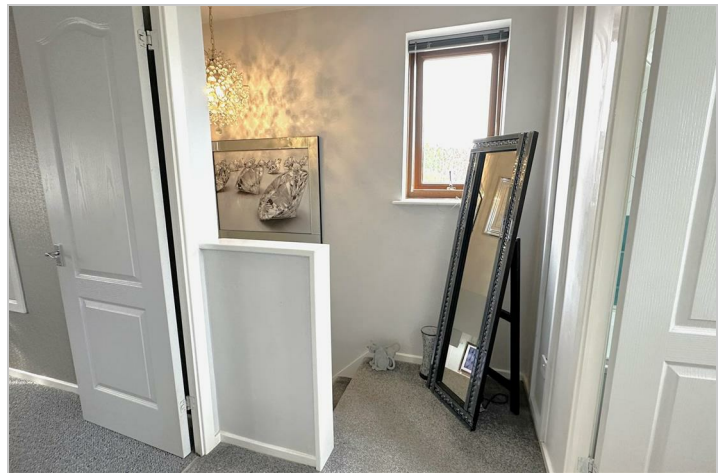
### Family Bathroom

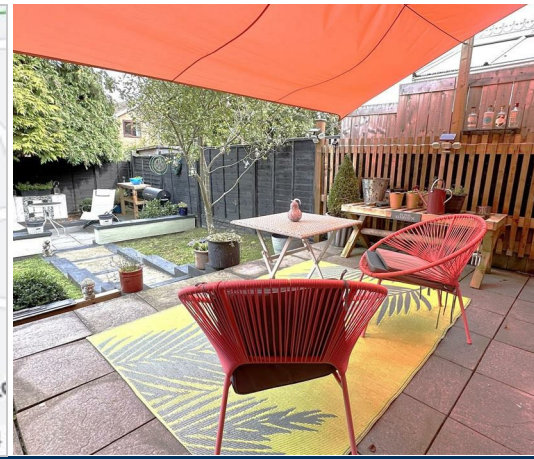
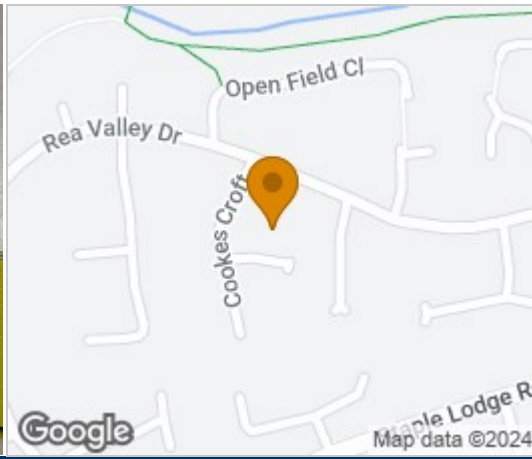
6'2" x 6'6" (1.9 x 1.99)

Three piece bathroom suite comprising panel bath with electric shower over and hot and cold taps, low flush WC, central heating radiator, wash hand basin on pedestal with hot and cold taps, frosted double glazed wood effect UPVC window to the rear aspect, ceiling light point and tiling to all splash backs,

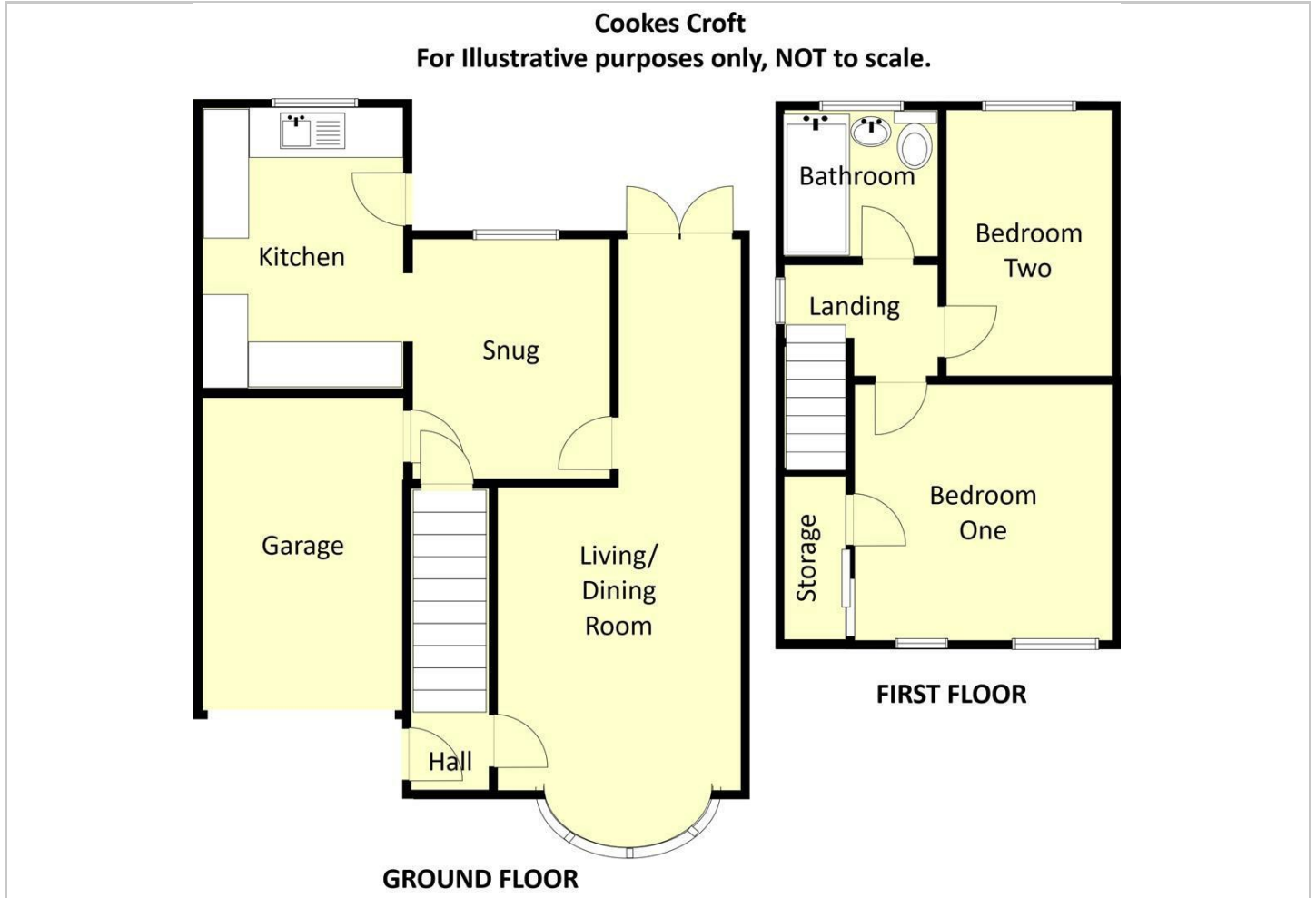
### Rear Garden

From the French doors or the kitchen leads out to a raised patio area for superb outside entertaining & seating space, including outside wall mounted lighting and step leading down to side pathway giving access to the front of the property, further steps leading out to a landscaped rear garden with lawn with inset garden pond with water features, a varied selection of plants trees and shrubs, then pathway then in-turn leads to rear garden area with further paved outside seating area and patio area, raised decking and barbecue area and being finished with mature trees plants and shrubs and panel fencing to all borders.





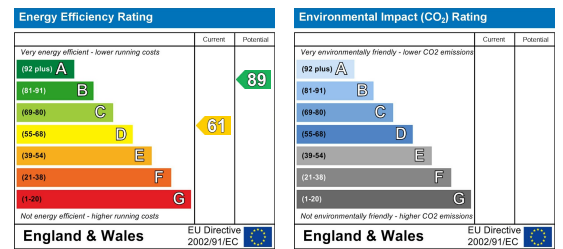
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.