



**Cofton Park Drive, Rednal Birmingham B45 8DF**

**welcome to**

## **Cofton Park Drive, Rednal Birmingham**

\*\*\* WELL - PRESENTED END - TERRACE PROPERTY \*\*\* TWO GOOD SIZED BEDROOMS \*\*\* GREAT LOCATION \*\*\* FITTED KITCHEN/DINING ROOM \*\*\* GREAT LOCATION \*\*\*

### **Agent Note**

This property is council tax band B.

### **Entrance**

Front door, central heating radiator.

### **Downstairs W/C**

Tiling to splash-prone areas, central heating radiator, low level flush w/c, pedestal wash hand basin, fuse board.

### **Lounge**

17' 10" x 11' 5" ( 5.44m x 3.48m )

Double glazed bay window to front, central heating radiator, access up the stairs, understairs storage, door to kitchen.

### **Kitchen**

15' 3" x 8' 5" ( 4.65m x 2.57m )

Double glazed window & double doors to rear, central heating radiator, ceiling spotlights, range of wall & base units with drawers & worktops over, dishwasher, fridge & freezer, gas hob, integrated oven, space for washing machine.

### **Rear Garden**

2 secure gates to grass, fencing, grass area, decking, patio, water butt, space for shed.

### **Loft**

Fully boarded, ladder, light.

### **Bedroom One**

15' 5" x 9' ( 4.70m x 2.74m )

Double glazed windows to front, central heating radiator.

### **Bedroom Two**

15' 4" x 8' 5" ( 4.67m x 2.57m )

Double glazed windows to rear, central heating radiator.

### **Bathroom**

Double glazed obscure window to side, bath with shower over, chrome radiator/towel rail, wall mounted wash hand basin, low level flush w/c, tiling to splash-prone areas.





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## Cofton Park Drive, Rednal Birmingham

- TWO BEDROOMS
- END OF TERRACE
- PARKING
- KITCHEN DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£250,000**



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