



Cooks Lane, Birmingham

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Property Description

Burchell Edwards are delighted to bring to market this three bedroom detached family home situated on the popular Cooks Lane in Kingshurst (B37).

This ideal family home briefly compromises an entrance hall, extended breakfast kitchen, lounge, conservatory, private rear garden, three bedrooms and a family bathroom.

Upon arrival you will find ample off-road parking by-way-of a stoned driveway and garage and sits in a superb location, surrounded by many local shops, amenities and great transport links.

The rear garden is very private, is low maintenance and provides an enclosed space that gets plenty of sunlight and houses a timber constructed bar area-perfect for entertaining.

Additional benefits include gas central heating radiators throughout and double glazing. Viewings are recommended to appreciate the space and accommodation available, do not miss out as this wont be around for long.

Entrance Hallway

Double glazed window to side elevation, tiled flooring and stairs to first floor accommodation.

Lounge

16' 6" x 14' 11" (5.03m x 4.55m)
Double glazed sliding doors to conservatory, central heating radiator and wooden effect laminate flooring.

Breakfast Kitchen

14' 8" x 14' 5" (4.47m x 4.39m)
Double glazed windows to front and side elevations, oak door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, tiled flooring, central heating radiator, space and plumbing for dishwasher and washing machine, supporting pillar dividing two areas.

Conservatory

13' 6" x 7' 6" (4.11m x 2.29m)
Double glazed windows over two outer walls, double glazed doors to side elevation, central heating radiator and wood effect flooring.

Landing

Double glazed window to side elevation, central heating radiator and loft access via hatch.

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed window to rear elevation, spotlights, central heating radiator, carpet and built in double wardrobe over stairs.

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to front elevation, central heating radiator, carpet and fitted corner wardrobe unit.

Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

L shaped room. Two double glazed windows to front elevation, panelled I shaped bath with electric shower over, W.C, wash hand basin, central heating radiator, tiling to splash prone areas, extractor, spotlights, tiled flooring.

Front Garden

Stone effect driveway providing off road parking, mall mounted lighting and gated side access.

Rear Garden

Paved pathway, lanwed area, raised flower beds, timber constructed bar area and fencing to all boundaries.

Workshop

15' 10" x 7' 8" (4.83m x 2.34m)

Opening leading to garage and access to garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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