



Cooks Lane, BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this unique detached, dormer property. As you enter the property, you will be greeted by a spacious and bright hallway with high ceilings which offers a very inviting entrance.

As you move through the hallway, there is access to a spacious, country style kitchen, garage, third bedroom and two cosy reception rooms, one of which has a conservatory which offers an extra seating space to sit and enjoy the well-kept private rear garden.

Upstairs, the property boasts two sizable bedrooms. The master bedroom has en-suite and fitted wardrobes, whilst the second overlooks the beautiful gardens to the rear. The Bathroom is large and stylish whilst also being bright and airy.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout making sure you really feel at home.

Outside, this plot is unique with a well-maintained garden both front and rear with two side access points for easy of moving through to the rear of the property whilst offering extra storage space. The property also offers ample parking with large driveway and garage with access from a private road with gated access.

The location of this property offers a very calm, relaxing space whilst also being a short distance from both the NEC and airport with many amenities close by.

Entrance Porch

Double glazed door and window to front elevation, tiled flooring and door into:

Entrance Hallway

Tiled flooring, stairs to first floor accommodation and access into garage.

Lounge

11' 9" x 12' 4" (3.58m x 3.76m)

Double glazed window to rear elevation, gas fire, tiled flooring and central heating radiator.

Dining Room

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed patio doors giving access to conservatory, central heating radiator and laminate flooring.

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, tiled flooring, tiling to splash prone areas, central heating radiator, plumbing for dishwasher, space for appliances.

Conservatory

10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed windows to side and rear elevations, double glazed door to rear elevation.

Bedroom One

10' 2" x 12' 4" max (3.10m x 3.76m max)
Double glazed window to front elevation,
central heating radiator, carpet and fitted
wardrobe.

En-Suite

Shower cubicle, W.C, wash hand basin and
lamine flooring.

Bedroom Two

14' 7" x 10' 5" (4.45m x 3.17m)
Double glazed window to rear elevation,
central heating radiator and carpet.

Bedroom Three

8' 2" x 9' 1" (2.49m x 2.77m)
Double glazed window to side elevation,
central heating radiator and laminate flooring.

Bathroom

Shower cubicle, W.C, wash hand basin and
tiled flooring.

Ground Floor W.C

W.C, wash hand basin and tiled flooring.

Front Garden

Block paved driveway providing off road
parking, laid to lawn and access to the rear.

Rear Garden

Side access to frontage, laid to lawn, block
paved patio, shrubs and plants.









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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2-4 Hurst Lane
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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