



506 Groveley Lane, Cofton Hackett

arden
ESTATE AGENTS

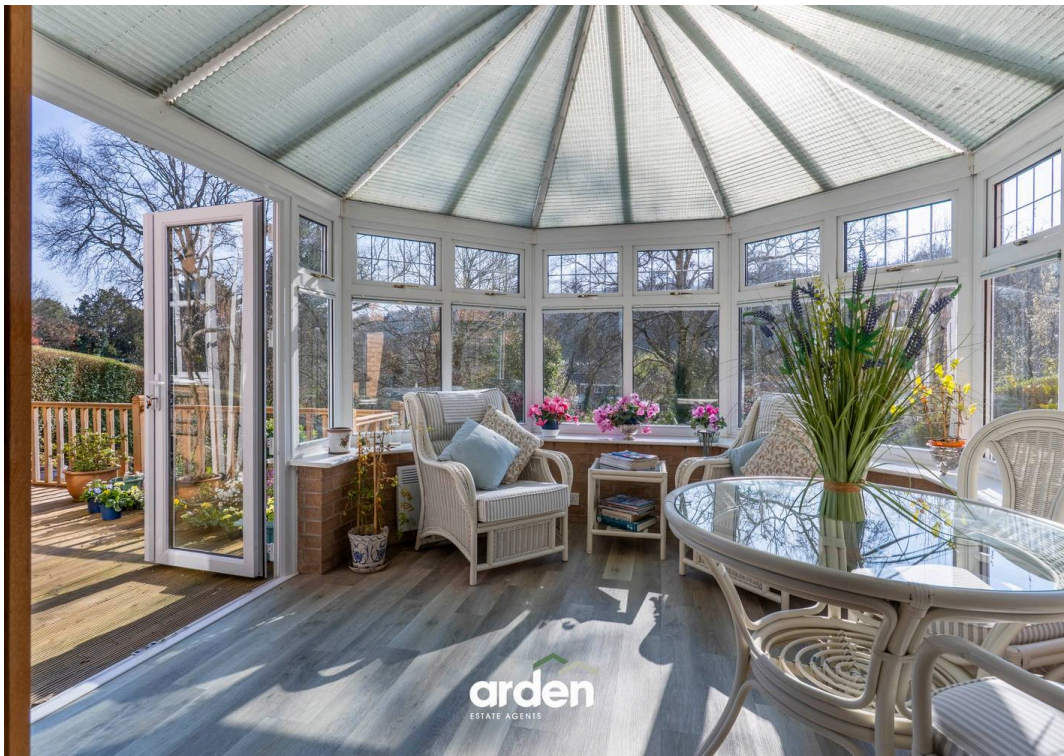
Offers Over £600,000

506 Groveley Lane

An exceptional extended detached residence, offering over 1,800 sq ft of highly versatile living space, boasting FOUR generously proportioned reception rooms (one enhanced by a wood burning stove) and a beautiful modern breakfast kitchen. The outstanding tiered and landscaped rear garden (approx. 50m/164 ft long!) enjoys a sought after south westerly orientation and showcases an incredible backdrop of the Lickey Hills. Discreetly positioned along a private road off Ten Ashes Lane, and forming part of an enclave of just five other properties, the property is idyllically positioned between the Lickey Hills and Coton Park yet within easy access of Barnt Green, Longbridge and the Midlands motorway network.

- Substantial extended home offering over 1,800 sq ft of flexible living accommodation
- Exceptional south westerly facing tiered garden (approx. 50m/164 ft long!) with breathtaking backdrop of the Lickey Hills
- Spacious living room with a wood burning stove
- Front facing sitting room and separate dining room
- Conservatory enjoying elevated views over the rear garden
- Beautiful modern kitchen with integrated BOSCH appliances and space for breakfast dining
- Practical utility room with garden access leading to additional storage with front access
- Four bedrooms – three doubles and one single
- Family bathroom and additional en suite shower room
- Driveway providing parking for multiple vehicles plus useful attached storage for bikes and equipment





The accommodation is introduced by a large and welcoming entrance hallway, complete with a convenient under stairs WC. From the hall, two versatile front facing rooms offer flexibility to suit a variety of needs. A generous living room provides a superb main family space, centered around a wood burning stove and enjoying double doors that open into a conservatory, perfectly positioned to take in the outstanding views across the garden.

The modern kitchen overlooks the rear garden and offers ample space for breakfast dining. It is fitted with a range of integrated appliances, including a BOSCH eye-level electric oven, combi oven, fridge, dishwasher and gas hob. The kitchen also leads through to a practical utility room with direct access to the garden, housing the boiler, and in turn connecting to a further storage room with front external access.

To the first floor, a generous principal bedroom enjoys stunning views over the garden and beyond and is fitted with a comprehensive range of fitted wardrobes, drawers and two bedside tables. There are two further well proportioned double bedrooms, one of which benefits from a cleverly designed en suite shower set into the eaves. The family bathroom is fitted with a modern suite, including both a bath and a walk in shower. A split-level section of the landing leads to a fourth, single bedroom, complete with useful eaves storage.

Outside, the exceptional south-westerly facing rear garden is undoubtedly a standout feature. Thoughtfully landscaped and beautifully stocked, it offers year round interest and enjoyment. A large decked terrace provides an elevated vantage point across the garden, with steps leading down through carefully arranged planting to a charming two tiered pond. Beyond this lies a generous lawn.

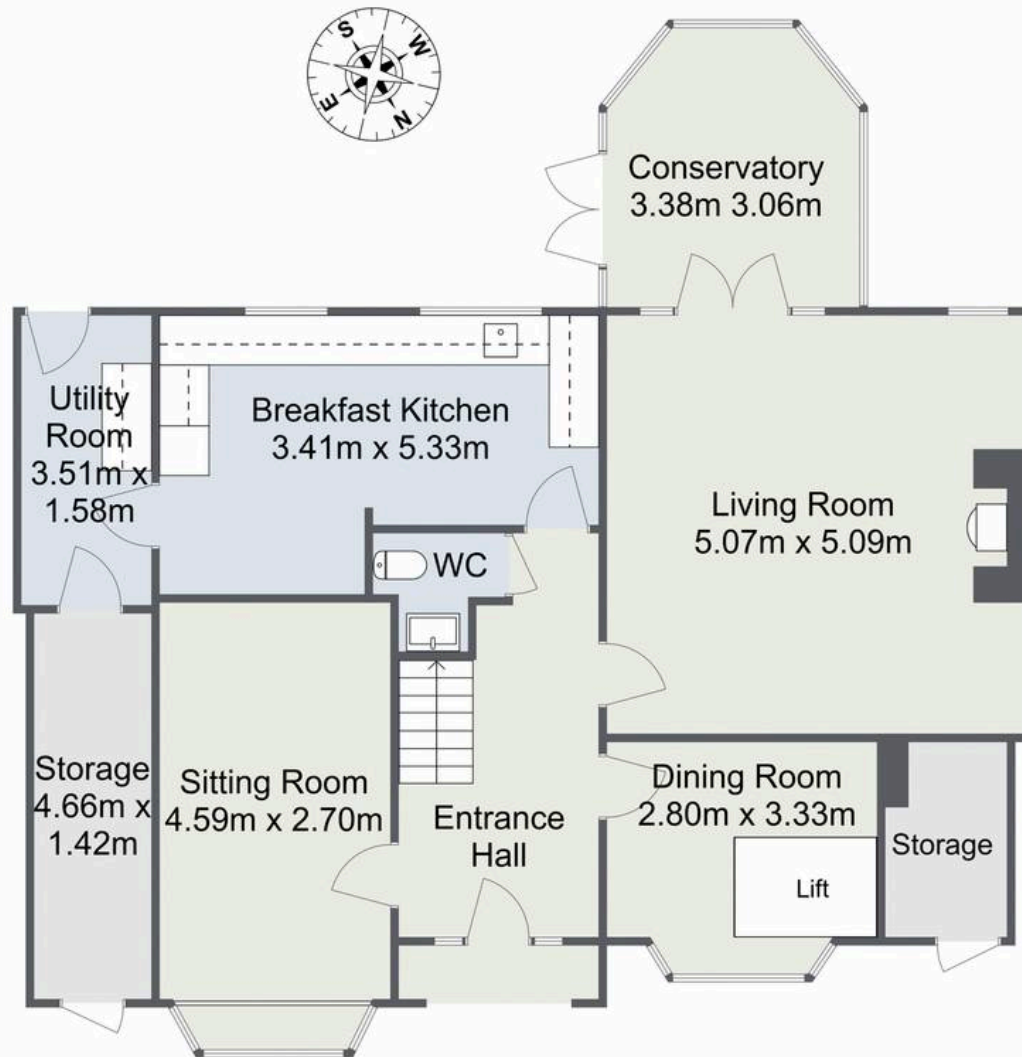
To the front, a driveway provides off-road parking for multiple vehicles, alongside a useful attached storage building, ideal for bicycles and outdoor equipment.

The property is situated on a private road. The road is not publicly maintained, and responsibility for its upkeep rests jointly with the properties that benefit from and use it.



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Ground Floor

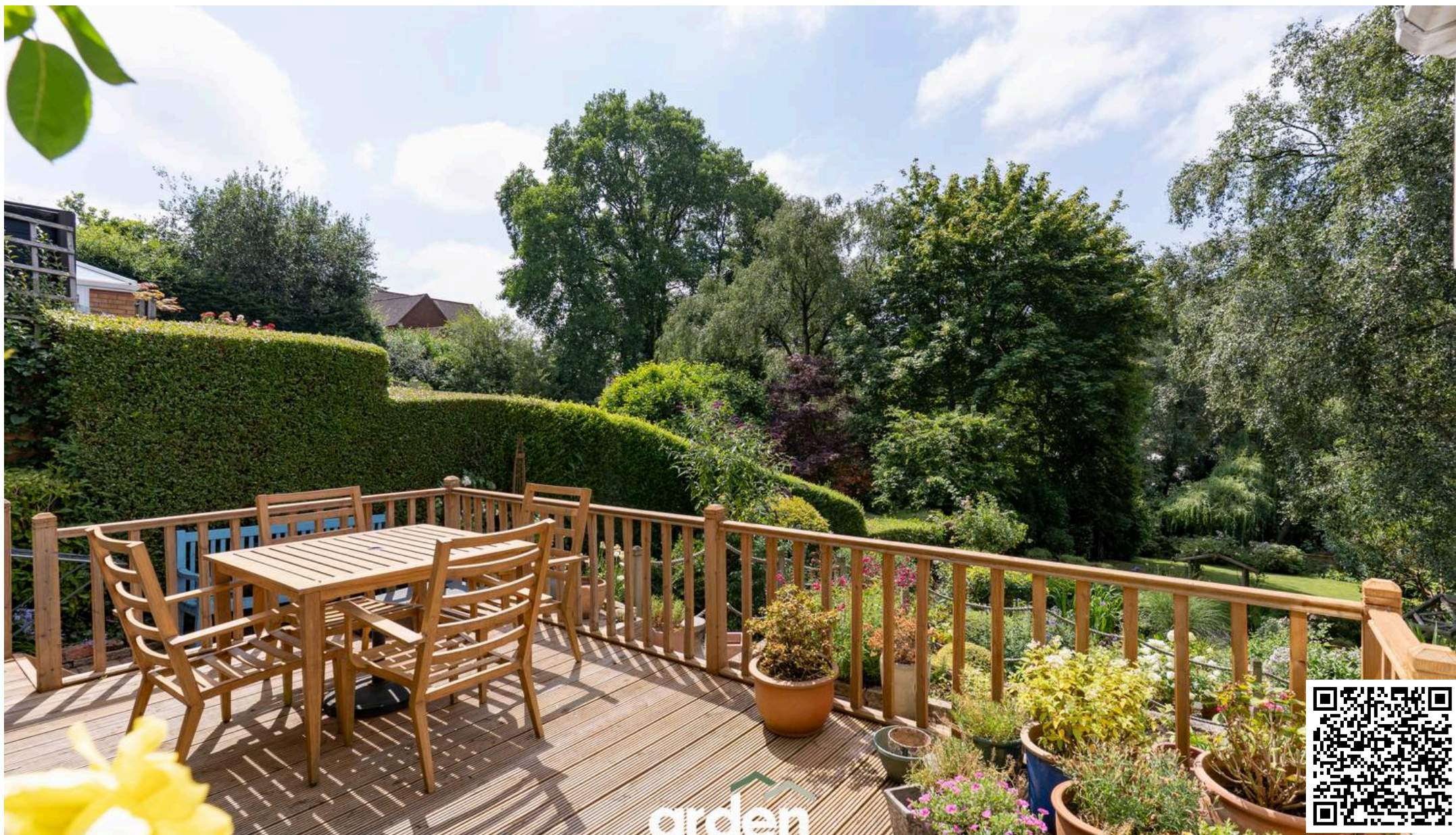


Total Approximate Area (Including Storage):
170.6 sq. m (1,836.32 sq. ft)

First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



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