



## East Works Drive, Birmingham

- 3 bedrooms
- Modern Kitchen
- Garage
- Allocated parking
- En-suite
- Rear garden

Offers In The Region Of £315,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# East Works Drive, Birmingham

## DESCRIPTION

A fantastic opportunity to acquire this well-presented three bedroom end-terraced home, situated in the popular area of Cofton Hackett. This property presents an excellent opportunity for first-time buyers.

The property briefly comprises an entrance hall, downstairs WC, kitchen and a spacious lounge with French doors leading to the rear garden. To the first floor are two well-proportioned bedrooms and family bathroom. The second floor, features the main bedroom, with built-in wardrobes and ensuite.

Externally, the property benefits from a well sized rear garden, featuring a paved patio area and lawn, fully enclosed by fencing with side access.

Further benefits include two allocated parking spaces and a garage.

Cofton Hackett is well regarded for its semi-rural feel while remaining conveniently placed for local amenities and transport links. The area offers easy access to Lickey Hills Country Park and Cofton Park, both providing excellent walking and outdoor leisure opportunities. It provides convenient access to the M42 and M5 motorways, and Barnt Green is approximately 1.25 miles away.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: C

Local Authority: Redditch Borough Council

Council Tax Band: C

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



# East Works Drive, Birmingham, B45

Approximate Area = 888 sq ft / 82.5 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1044 sq ft / 97 sq m

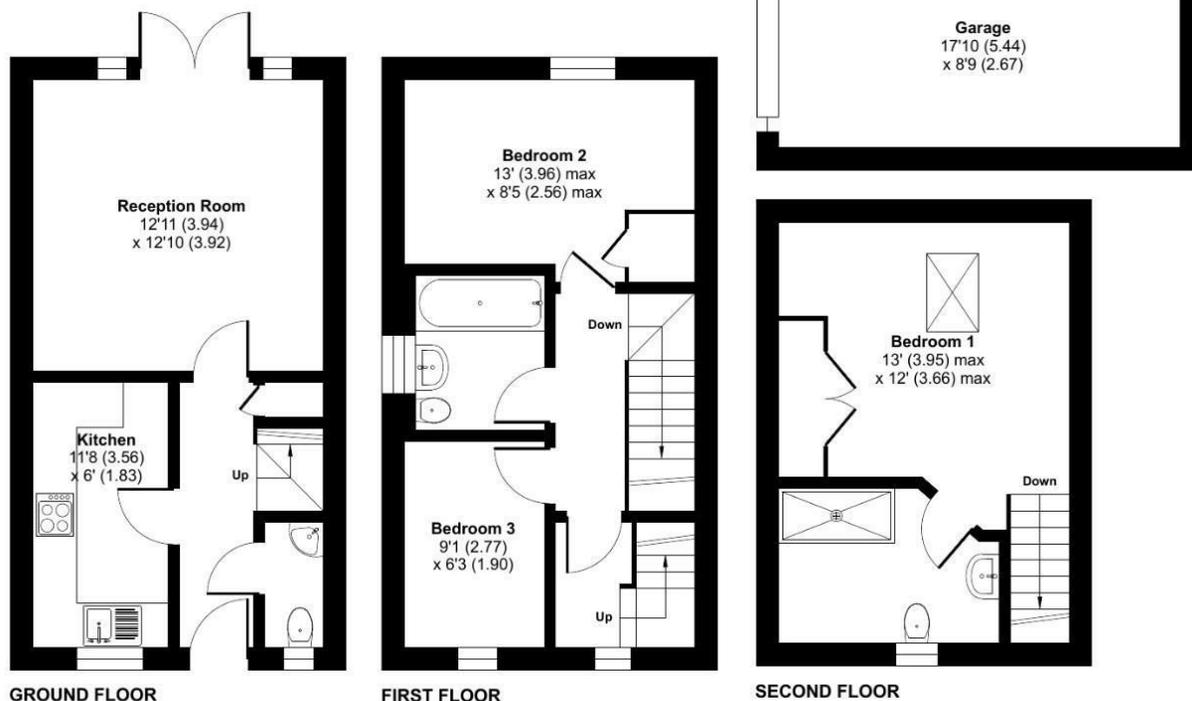
For identification only - Not to scale



Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Energy Efficiency Rating	Current		Potential	
Very energy efficient - lower running costs				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				
			79	83
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Estate Agent. REF: 1419888



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE