



## 37 Russell Street

Cofton Hackett, Birmingham, B45 8FL

£270,000



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HS Homes brings to market this sought-after two-bedroom end of terrace property, located in the desirable village of Cofton Hackett within the B45 area. Positioned within a quiet modern development, this property benefits from private parking for two cars to the front and offers well presented accommodation throughout, making it an ideal purchase for first-time buyers, professionals, or a small family.

Upon entering the property, you are welcomed into a bright entrance hall, which provides access to a downstairs WC, stairs leading to the first floor, and the kitchen located to the front of the property. The property has been newly decorated for sale and the downstairs is fitted with Karndean flooring throughout.

The kitchen is modern in style and offers a range of cupboards, generous worktop space, and a window overlooking the front of the property, allowing for plenty of natural light.

To the rear of the property is a spacious open-plan lounge diner, creating a comfortable and versatile living area. This room benefits from double patio doors, which lead directly out to the rear garden and allow for an abundance of natural light throughout the space.

The rear garden is neat and well maintained, featuring a small patio seating area immediately outside the property, with the remainder laid mainly to lawn, offering a pleasant outdoor space for relaxing or entertaining.

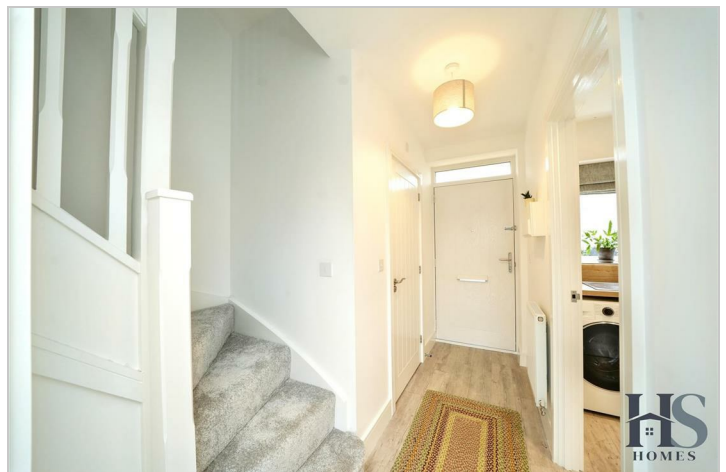
To the first floor, the property offers two well-proportioned bedrooms and a family bathroom.

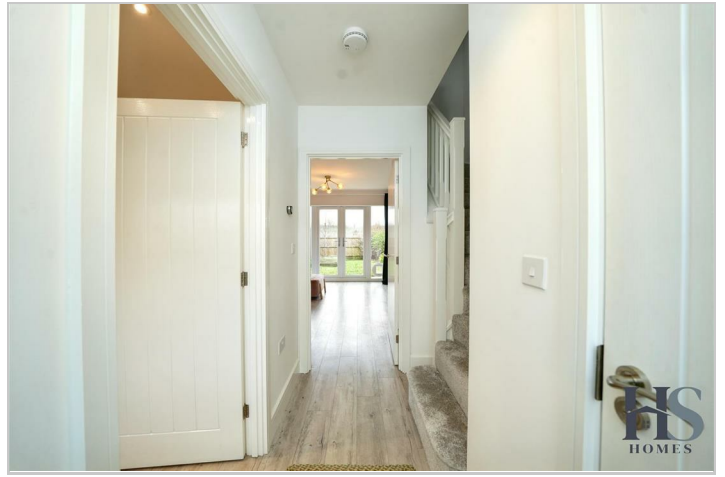
The main bedroom is located at the rear of the property and benefits from two windows, offering views over the garden and the open fields beyond. It also features fitted wardrobes with double inset doors, providing ample storage space.

Bedroom two is situated at the front of the property and benefits from two windows, allowing for plenty of natural light, along with a large inset storage cupboard.

The family bathroom includes a shower over bath, WC and sink.

Overall, this property offers modern living within a popular residential area, with well-proportioned rooms, private parking and a well-maintained garden, making it a fantastic opportunity for buyers looking to step onto the property ladder or downsize.





## Road Map



## Hybrid Map

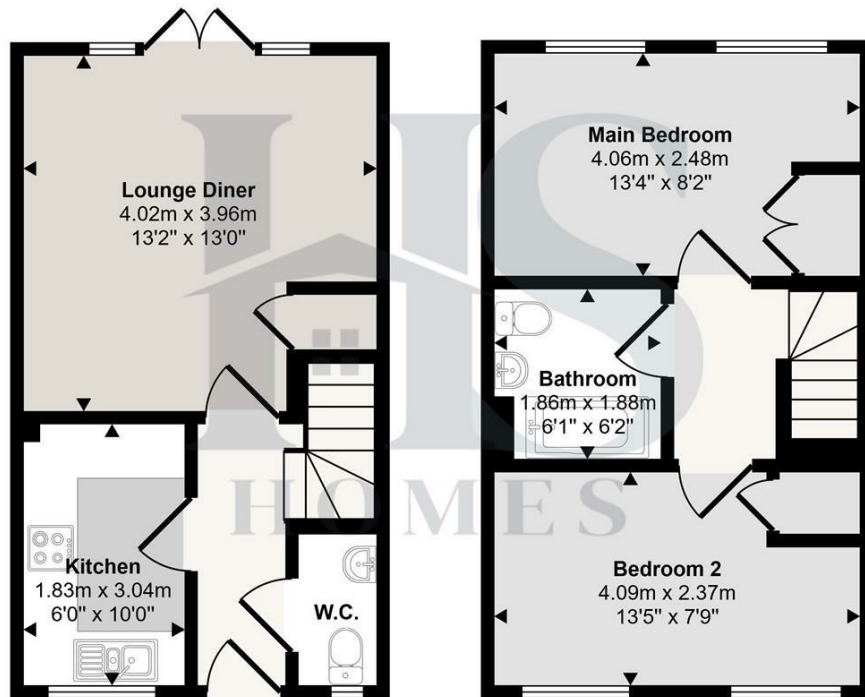


## Terrain Map



## Floor Plan

Approx Gross Internal Area  
57 sq m / 618 sq ft



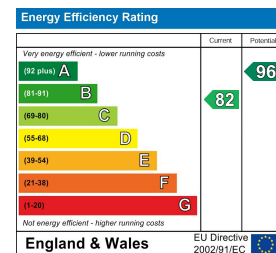
Ground Floor  
Approx 29 sq m / 309 sq ft

First Floor  
Approx 29 sq m / 309 sq ft

## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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