



## 126 Cooks Lane, Birmingham

£270,000 Freehold

Spacious three-bedroom semi in Kingshurst with large driveway, two bathrooms, bright living areas, utility, big garden, outbuildings, and excellent transport links. Ideal family home.



HS Homes are delighted to welcome to the market this substantial three-double-bedroom semi-detached family home, ideally situated on the popular Cooks Lane in Kingshurst. Set back from the road behind a generous driveway providing ample off-road parking, this spacious property offers well-proportioned accommodation throughout, with every room benefiting from excellent dimensions and an abundance of natural light.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to all ground floor accommodation and the stairs rising to the first floor. To the front of the property is a convenient ground floor shower room, comprising a shower, WC and wash hand basin, complemented by a large frosted window allowing plenty of natural light.

Adjacent to the shower room is the inviting lounge, a superb space for relaxing and entertaining, featuring a large bay window overlooking the front aspect, together with a feature fireplace and attractive fire surround creating a warm focal point to the room.

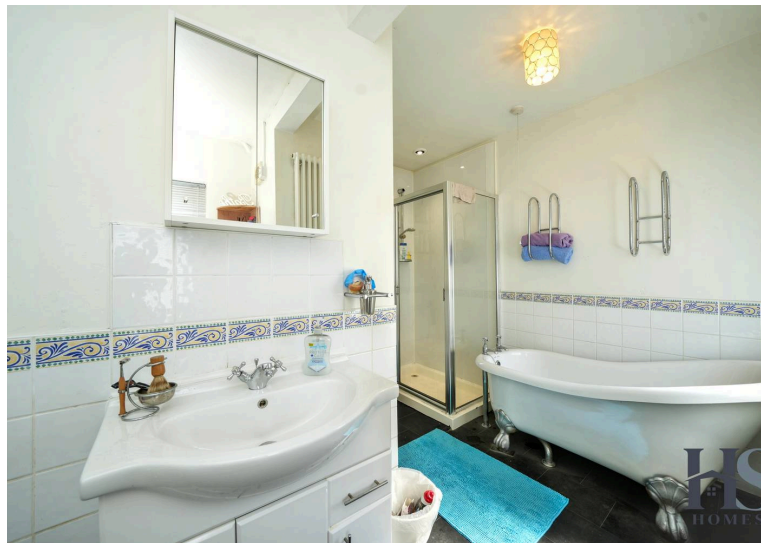
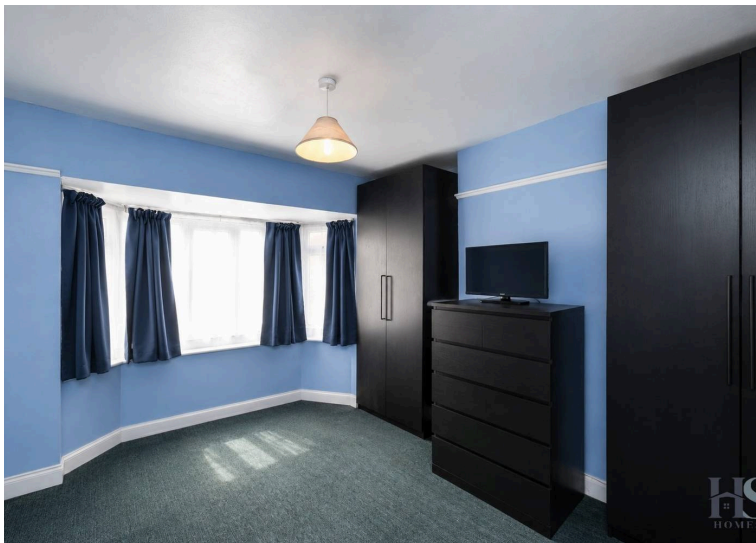
To the rear of the property, the dining room enjoys pleasant views over the garden through a large window, providing the perfect setting for family meals and social gatherings. The kitchen is arranged in an L-shape design and offers a modern range of units with ample cupboard storage and worktop space. A window overlooking the rear garden and a door providing direct garden access make this a practical and functional family kitchen. Leading from the kitchen is a useful utility area, providing additional storage, cupboards and worktop space.

Externally, the rear garden is a generous size and enjoys a paved patio area, ideal for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn, providing plenty of space for children, pets or keen gardeners. Two useful outbuildings offer additional storage or potential workshop space.

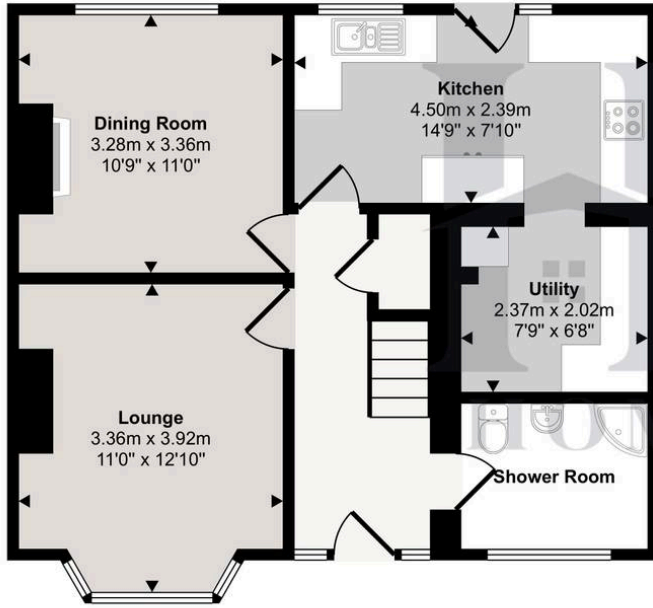
To the first floor, a spacious landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and benefits from a large bay window overlooking the frontage. Bedrooms two and three are located to the rear, both enjoying pleasant views over the garden, with bedroom two benefiting from dual-aspect windows creating a particularly bright and airy space.

Completing the accommodation is the impressive family bathroom, featuring a freestanding bath, separate shower, WC and wash hand basin. Dual-aspect windows flood the room with natural light, creating a bright and welcoming space ideal for modern family living.

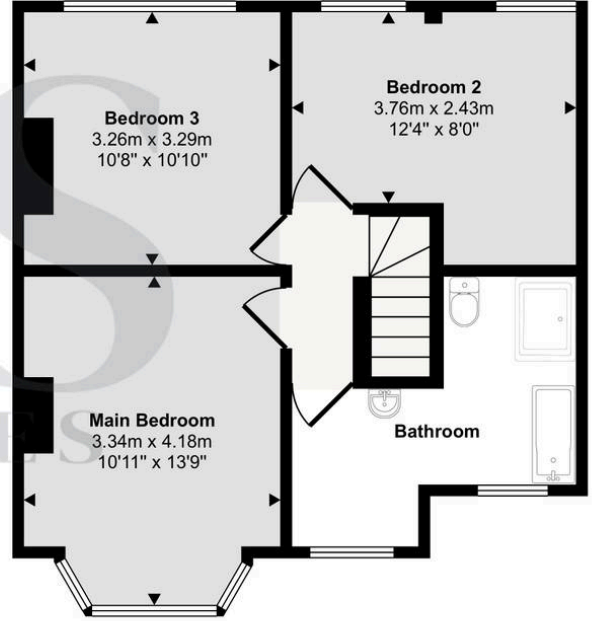
Situated within easy reach of local shops, schools, parks and everyday amenities, the property also benefits from excellent transport links to Birmingham City Centre, Solihull, Birmingham Business Park, the NEC, Birmingham Airport and the motorway network. This spacious family home presents an excellent opportunity for buyers seeking generous accommodation in a convenient and well-connected location.



Approx Gross Internal Area  
104 sq m / 1123 sq ft



Ground Floor  
Approx 55 sq m / 594 sq ft



First Floor  
Approx 49 sq m / 529 sq ft

You can include any text here. The text can be modified upon generating your brochure.

