



43 Reservoir Road, Cofton Hackett, B45 8PJ

£645,000

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Summary

A delightful 1930's home boasting modern accommodation and a fantastic rear garden, set in an elevated position upon a highly desirable road within Cofton Hackett, in close proximity to the Lickey Hills Country Park. The impressive plot borders Cofton Lake, with direct access permitted with ownership of a share (available subject to negotiation). The property features a generous dual aspect lounge, open plan kitchen/dining/family room, lower level home office/gym, three double bedrooms, en suite and bathroom.

Description

The accommodation comprises: Entrance hall with guest cloakroom, generous dual aspect lounge featuring an electric stove and a previously extended open aspect kitchen/dining/family room perfect for entertaining and family life. Integrated appliances include a washing machine, dishwasher, oven, four point induction hob and microwave.

Accessed from the garden, the lower ground floor offers a centrally heated space currently set up as a home office/gym.

The first floor features three double bedrooms (two with a magnificent glimpse of Cofton Lake), en suite shower room and separate bathroom with freestanding bath and separate shower.

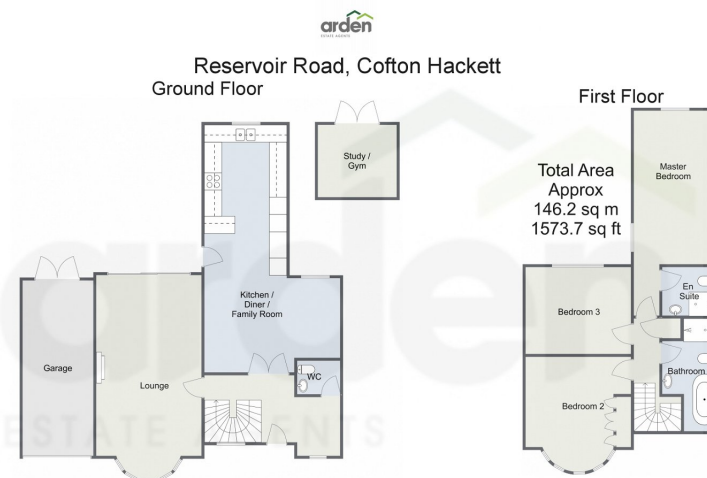
Outside

The fantastic rear garden features a private patio area accessed from the lounge descending to an area of decking as well as a children's rubber flooring play area leading to a large lawn with a variety of shrubs and hedged boundaries. A garden gate provides direct access to Cofton Lake (permitted with ownership of a share - available subject to negotiation) and the driveway to the front offers parking for multiple vehicles.





- Lounge - 7.09m x 3.64m (23'3" x 11'11") max
- Kitchen / Diner / Family Room - 4.7m x 8.58m (15'5" x 28'1") max
- Study / Gym - 2.73m x 2.51m (8'11" x 8'2")
- Garage - 6.08m x 2.45m (19'11" x 8'0")
- Master Bedroom - 7.1m x 2.85m (23'3" x 9'4") max
- Ensuite - 1.87m x 1.68m (6'1" x 5'6")
- Bedroom 2 - 3.66m x 3.98m (12'0" x 13'0") max
- Bedroom 3 - 3.65m x 3.01m (11'11" x 9'10")
- Bathroom - 3.88m x 1.84m (12'8" x 6'0") Max



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.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.



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