



11 Ashmead Drive, Cofton Hackett, B45 8AA

£365,000

3 1 1



Summary

A beautifully presented home boasting an extended open plan kitchen/diner with delightful views, living room, modern bathroom, mature rear garden and potential to extend the accommodation further (subject to necessary permissions). The property is located in the sought after area of Cofton Hackett, within walking distance to the renowned 'Lickey Hills' and 'Cofton Park' as well as benefitting from easy access to Barnt Green, the regenerated Longbridge retail village and motorway network.

Description

The accommodation comprises: Entrance hall with space for hanging coats, living room with bay window and a contemporary open plan kitchen/dining room enjoying delightful views beyond the garden. Integrated appliances include a fridge, freezer, electric oven and hob and dishwasher.

The first floor features a double bedroom with bay window, second double bedroom with garden views, single bedroom/office and a generous modern bathroom.

Outside

Externally, the property offers a mature rear garden with patio, well proportioned lawn, hedged boundaries and brick built outbuilding. Parking includes a hedged screened driveway at the front and provides access to the (21'10" x 6'2" max) garage.

Location

Cofton Hackett itself has many fine walks to be enjoyed in both the Lickey Hills woods and Cofton Park. There are some local shops and transport facilities and is also well located for the M42 and M5 motorways. Barnt Green village is approximately two miles away and has every day shopping facilities, doctor's surgery, several dentists, local primary school (with 'Outstanding' Ofsted status) and railway station on the cross city line to Birmingham. No more than 2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencers in the Midlands.

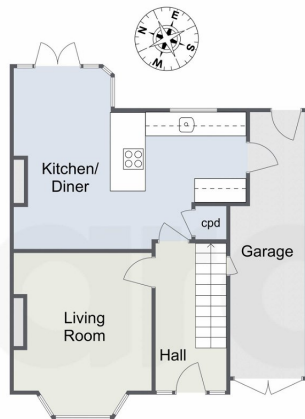




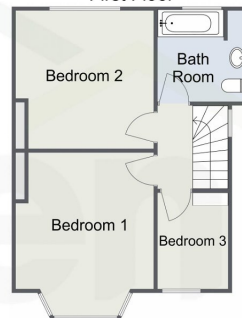
- Living Room 4.11m (into bay) x 3.49m (13'5" x 11'5")
- Kitchen/Diner 4.57m (max) x 5.88m (max) (14'11" x 19'3")
- Hall 3.73m x 1.79m (12'2" x 5'10")
- Garage 6.67m x 1.88m (max) (21'10" x 6'2")
- Bedroom 1 4.11m (into bay) x 3.49m (13'5" x 11'5")
- Bedroom 2 3.48m x 3.49m (11'5" x 11'5")
- Bedroom 3 2.92m x 1.79m (9'6" x 5'10")
- Bathroom 2.3m x 2.26m (7'6" x 7'4")

Ashmead Drive, Cofton Hackett

Ground Floor



First Floor



Total Approximate Area (Including Garage): 95.4 sq. m (1,026.87 sq. ft)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

