



**4 Middle Drive**  
COFTON HACKETT

**Offers Over**  
**£399,000**



# Contemporary Three Bedroom Semi-Detached House

## Description.

An exceptional three bedroom semi-detached home which has been extended and refurbished, enjoying a stunning open aspect kitchen/diner, two reception rooms, delightful rear garden, garage/storage and driveway for parking. The property itself is situated in the sought after location of Cofton Hackett, within walking distance from the renowned 135 Acre Cofton Park and Lickey Hills Country Park.

The accommodation comprises: Entrance hall with feature stained glass and two useful storage cupboards, sitting room (currently utilised as a play room) with bay window and fitted alcove shelving, living room enjoying a contemporary wood burning stove and an adjoining open aspect kitchen/diner complete with a stunning Rangemaster cooker, integrated dishwasher and bi-folding doors onto the garden.

The first floor features a double bedroom with bay window, second double bedroom overlooking the garden, single bedroom and elegant family bathroom.

Externally, the property offers a beautiful rear garden with a decked LED lit seating area (suitable for a hot tub), generous lawn with fenced boundaries and a 7.30m x 2.31m garage/storage facility. Parking includes a block paved driveway to the front for multiple vehicles.

Location: Cofton Hackett itself has many fine walks to be enjoyed in the Lickey woods and Cofton Park. There are some local shops, with the M42 and M5 motorways links nearby. Barnt Green village is approximately one and a quarter miles away and has every day shopping facilities, doctor's surgery, dentist, local primary school and railway station. 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.



## Room Dimensions.

Sitting Room: 13' 7" (into bay) x 10' 1"  
(4.15m x 3.09m)

Living Room: 15' 3" x 11' 5" (max) (4.65m x 3.48m)

Kitchen: 12' 3" x 7' 6" (3.75m x 2.29m)

Dining Area: 6' 6" x 16' 11" (2.00m x 5.16m)

Garage: 23' 11" x 7' 6" (7.30m x 2.31m)

Stairs To First Floor Landing

Bedroom One: 14' 0" (into bay) x 11' 4" (4.29m x 3.46m)

Bedroom Two: 11' 5" x 11' 5" (3.49m x 3.49m)

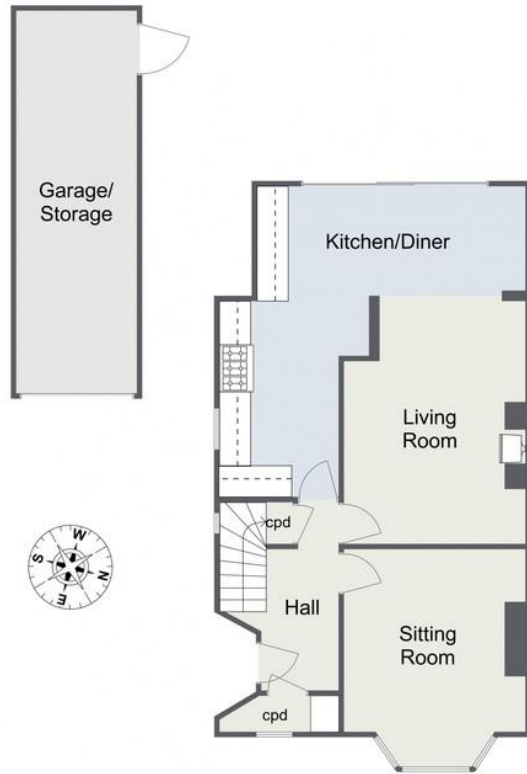
Bedroom Three: 8' 0" x 7' 5" (2.45m x 2.28m)

Bathroom: 7' 9" x 7' 5" (2.38m x 2.27m)



# Middle Drive, Cofton Hackett

## Ground Floor



Total Approximate Area (Excluding Garage/Storage): 102.6 sq. m (1,104.37 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.

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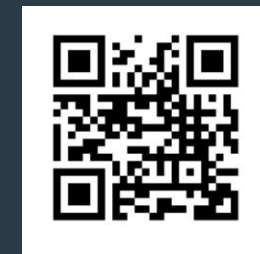
COUNCIL TAX BAND: D

TENURE: Freehold

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

0121 447 8300

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



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