



**17 The Grove**  
COFTON HACKETT

**£385,000**





## Three Bedroom Semi-Detached House

### Description.

A three bedroom semi-detached property situated on a corner plot within a quiet cul-de-sac in Cofton Hackett boasting in particular a south facing garden of generous proportions, open plan kitchen/diner, lounge, conservatory, utility room, garage and within walking distance from the renowned 135 Acre Cofton Park.

The accommodation comprises: Enclosed porch, entrance hall, lounge with bay window, adjoining open plan kitchen/dining room with integrated oven, hob, extractor fan, microwave and access to a guest cloakroom. A double glazed conservatory is located off the kitchen and leads to a utility room with walk in storage cupboard.

The first floor features a double bedroom with bay window, second double bedroom and single bedroom both overlooking the garden (as well as a glimpse of Cofton Lake) and family shower room.

Being on a corner plot, one of the most notable features of the property is the superb south facing rear garden of generous proportions. The garden is predominantly laid to lawn with a range of shrubs and steps ascending to a patio area joining the back of the house.

The paved driveway is suitable for multiple vehicles and provides access to the garage.





## Room Dimensions.

Lounge: 13' 3" (into bay) x 11' 3" (4.04m x 3.44m)  
Kitchen/Diner: 12' 4" (max) x 18' 11" (max) (3.78m x 5.78m)  
Conservatory: 8' 9" x 8' 8" (2.67m x 2.65m)  
Utility Room: 7' 6" x 5' 1" (max) (2.29m x 1.57m)  
Garage: 17' 6" x 8' 7" (5.35m x 2.63m)

Stairs To First Floor Landing

Bedroom One: 13' 5" (into bay) x 11' 1" (4.10m x 3.39m)

Bedroom Two: 12' 6" x 11' 1" (3.83m x 3.39m)

Bedroom Three: 9' 0" x 7' 4" (2.75m x 2.25m)

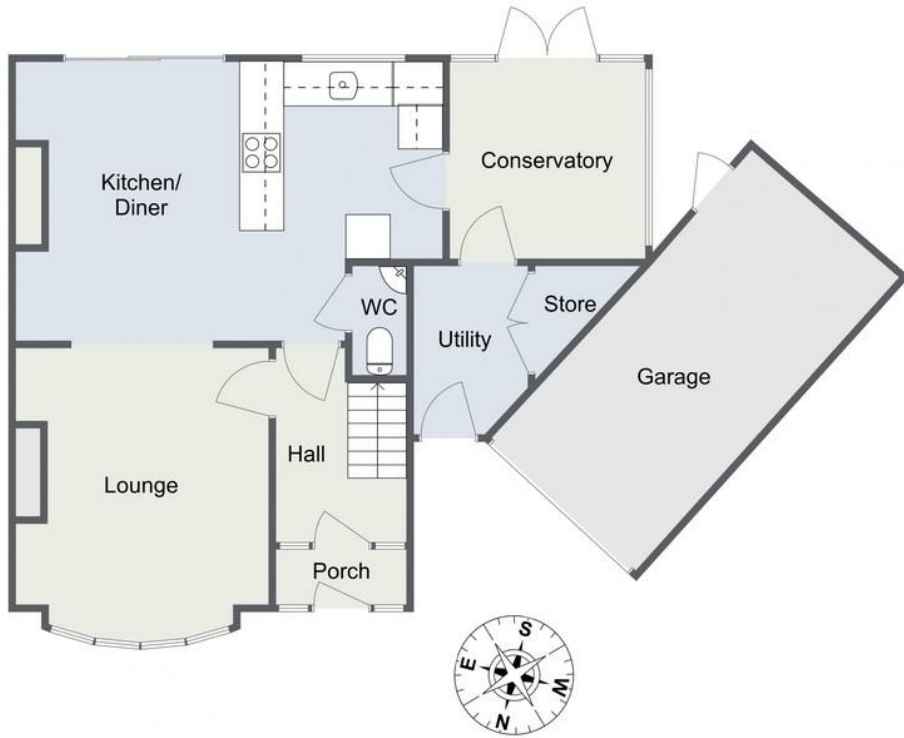
Shower Room: 8' 0" (max) x 5' 9" (2.46m x 1.77m)

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. Barnet 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.

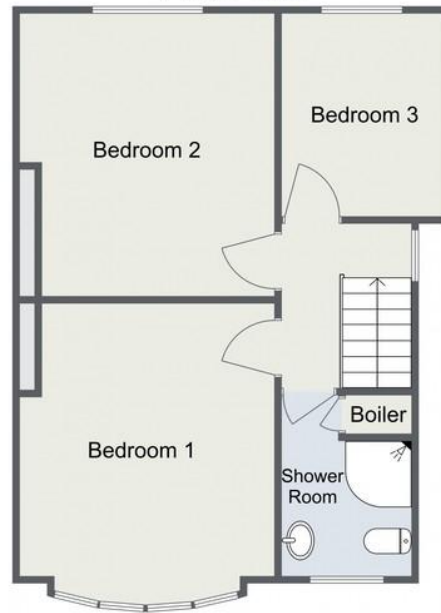


# The Grove, Cofton Hackett

## Ground Floor



## First Floor



Total Approximate Area (Including Garage): 110.8 sq. m (1,192.64 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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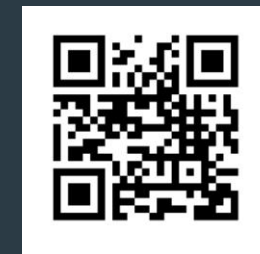
COUNCIL TAX BAND: C

TENURE: Freehold

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

**0121 447 8300**

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



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67 Hewell Road  
Barnt Green  
Birmingham  
West Midlands  
B45 8NL