



Coombe Cottage

LEA END LANE
HOPWOOD

OFFERS OVER
£799,999





Four Bedroom Semi-Detached Cottage

Description.

A picturesque four double bedroom semi-detached cottage with wonderful countryside views, set behind electronic gates and boasting approximately 2,691 sq. ft of reworked accommodation including a grand open plan reception room, bespoke breakfast kitchen, four contemporary bathrooms and an East wing well suited for annex purposes. The property is situated in an idyllic rural location yet within close proximity to local amenities within both Barnt Green, Alvechurch, Longbridge and the Midlands motorway network. The property is also within catchment for the sought after Alvechurch First and Middle School.

The accommodation features an enclosed vaulted ceiling porch, vast open plan reception room comprising a living room and dining area - both with feature gas fires, recessed ceiling with LED lighting and a walk in storage room accessed off the dining area. The fantastic adjoining breakfast kitchen boasts a bespoke handmade kitchen with plenty of storage, laundry cupboard with space for a washing machine and tumble dryer, central breakfast island with Corian worktop, incredible panoramic views, two sky lanterns and family lounge area. Integrated appliances include an electric 'Rangemaster Elan' oven, fridge, freezer, microwave, coffee machine and dishwasher.

The East wing of the property features a generous sitting room with boot/boiler room off with shower room and a set of stairs leads to a double bedroom above with built in storage cupboards. This set of rooms would work particularly well as annex accommodation, ideal for use as a teenage suite, 'granny flat', studio or home office.



Accessed from the living/dining room, a set of stairs ascends to the first floor offering a landing with linen cupboard, master bedroom with built in wardrobes and luxury en suite bathroom, second bedroom with en suite shower room, third bedroom and family shower room. All three bedrooms are capable of accommodating super king sized beds and the majority of the first floor rooms enjoy wonderful views.

Outside: Set behind electronic security gates, the property features a generous sweeping driveway at the front suitable for many vehicles as well as a summer house and garden office - currently utilised as a gym (with flat screen TV included).

The rear garden is predominantly laid to lawn with an area of decking enjoying delightful, peaceful views over bordering farmland.

The owner currently rents an adjoining piece of garden from 'Newhouse Farm'.

Services:

Mains electricity and water.

LPG central heating.

Drainage to a septic tank.



Room Dimensions.

Living Room: 23' 10" x 18' 5" (7.27m x 5.62m)

Dining Area: 12' 5" x 18' 4" (3.81m x 5.61m)

Sitting Room: 19' 6" x 16' 9" (5.95m x 5.11m)

Breakfast Kitchen: 21' 8" (max) x 17' 7" (max) (6.61m x 5.36m)

Family Room: 10' 4" x 16' 4" (3.15m x 5.00m)

Boot Room: 6' 10" x 5' 6" (2.09m x 1.68m)

Shower Room: 3' 0" x 6' 10" (0.92m x 2.10m)

Stairs To First Floor Landing

Bedroom One: 12' 6" x 10' 2" (min) (3.83m x 3.11m)

En Suite: 10' 7" (max) x 8' 5" (3.24m x 2.58m)

Bedroom Two: 12' 1" x 17' 7" (max) (3.69m x 5.36m)

En Suite: 6' 8" x 6' 4" (2.04m x 1.95m)

Bedroom Three: 9' 10" x 14' 0" (3.02m x 4.27m)

Shower Room: 6' 7" x 7' 9" (2.01m x 2.37m)

Bedroom Four: 14' 4" (max) x 12' 0" (max) (4.37m x 3.67m)

Location: The residence is situated between the pretty Village of Alvechurch and Hopwood, and is conveniently located for Alvechurch First and Middle schools, shopping, pubs and restaurants within the village centre and walks along the local canal network and rail station. Two renowned pubs, the Peacock and the Coach and Horses (with it's own mini brewery) are just over a mile away. Also nearby are the facilities offered by Barnt Green, Redditch, Solihull and central Birmingham (located approx. 10.3 miles away).

Longbridge: 2.5 miles, Bromsgrove: 7.7 miles,

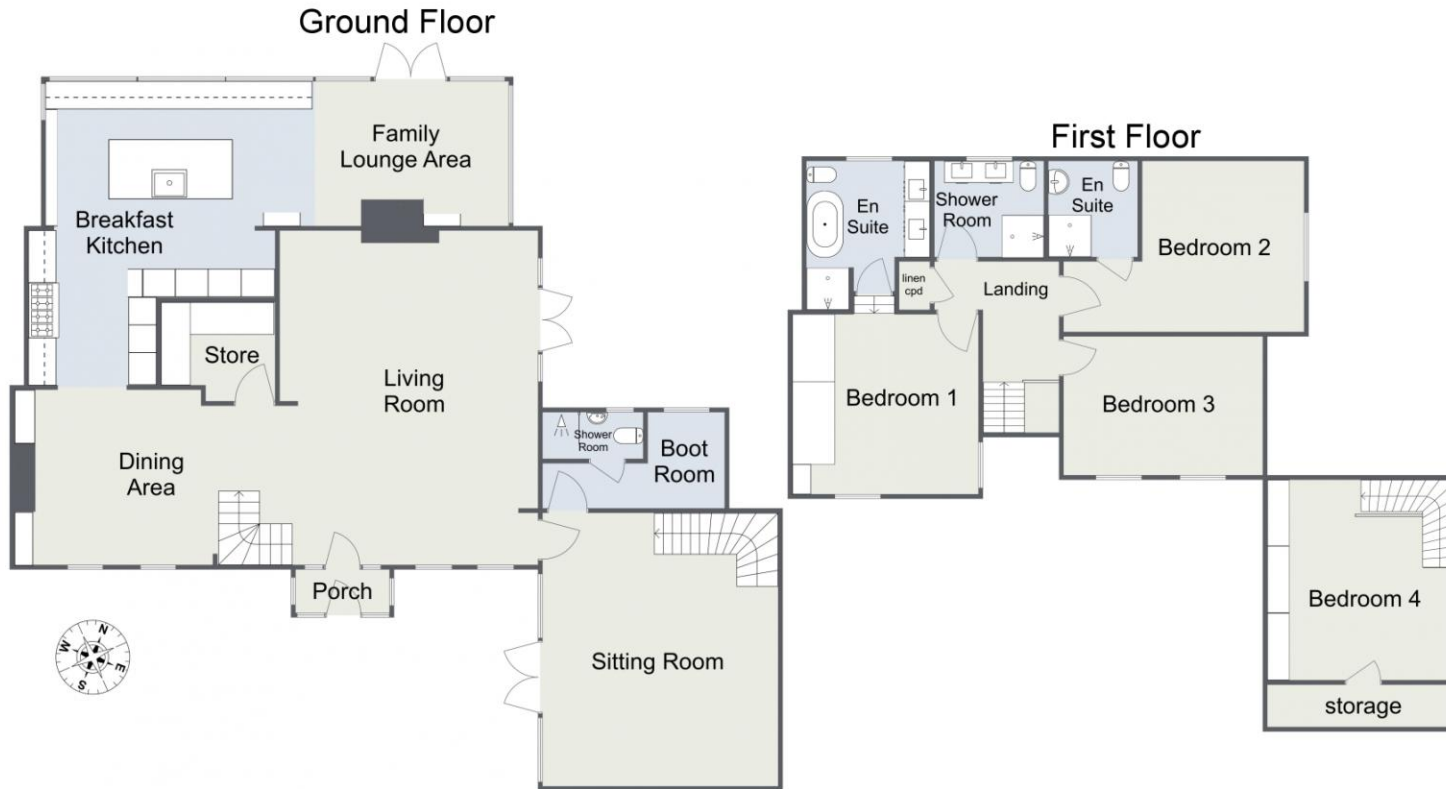
Airport/NEC: 14.6 miles, M42(J2): 1.8 miles, M40 (J3A): 6.6 miles, Alvechurch Train Station : 3.2 miles.







Lea End Lane, Hopwood



Total Approximate Area: 250.5 sq. m (2,690.98 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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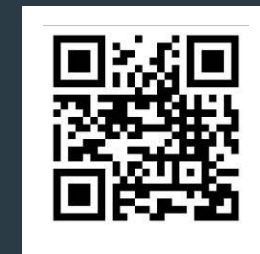
COUNCIL TAX BAND: F

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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