



The Gables
1 Reservoir Road
COFTON HACKETT

£645,000



Four Bedroom Detached House

Description.

An immaculate extended home with plenty of kerb appeal boasting spacious and bright accommodation of approximately 1,877 sq. ft including two generous reception rooms, office, breakfast kitchen and garage as well as enjoying a south westerly side garden. The property is set upon a highly desirable road in Cofton Hackett within walking distance to the Lickey Hills Country Park.

The accommodation comprises: Grand entrance hall with decorative stove, stained glass window and under stairs cloaks cupboard, impressive dual aspect part panelled lounge with inglenook fireplace, wood burning stove and access to a lower level office/play room with garden access, sizeable formal dining room, utility including a guest WC and stylish breakfast kitchen with integrated Siemens appliances including a fridge, dishwasher, combi microwave, double oven, induction hob and coffee machine.

Both the hall and living room feature beautiful parquet flooring with the kitchen, dining room and utility being fitted with slate flooring. Bi-folding doors have been fitted to the three main rooms, opening up the whole of the accommodation to the outside - perfect for summer entertaining.

The first floor features a large landing with double storage cupboard, master bedroom with built in wardrobe and a split level en suite shower room, three further bedrooms (all with built in storage) and a spacious family bathroom with a contemporary freestanding tub.

Externally, the property boasts a beautiful garden with a decked seating area at the back of the living room and a south westerly raised lawn with planted borders and fenced boundaries. Parking includes a flat driveway suitable for two vehicles as well as a garage.



Room Dimensions.

Living Room: 25' 8" (into bay) x 12' 0" (7.83m x 3.66m)
Office: 5' 9" x 11' 4" (1.77m x 3.47m)
Dining Room: 17' 9" (into bay) x 10' 0" (5.43m x 3.06m)
Breakfast Kitchen: 10' 0" x 12' 8" (3.06m x 3.87m)
Utility Room: 9' 11" x 9' 1" (max) (3.04m x 2.78m)
WC 5' 7" x 2' 11" (1.72m x 0.89m)
Garage: 16' 8" x 11' 4" (max) (5.10m x 3.47m)
Hall 15' 5" x 9' 5" (4.71m x 2.88m)

Stairs To First Floor Landing

Bedroom One: 14' 6" (into bay) x 11' 11" (4.44m x 3.64m)
En Suite: 9' 10" x 4' 0" (3.01m x 1.24m)
Bedroom Two: 10' 1" x 10' 0" (3.08m x 3.07m)
Bedroom Three: 11' 3" x 8' 0" (max) (3.44m x 2.44m)
Bedroom Four: 8' 2" (max) x 9' 6" (2.50m x 2.90m)
Bathroom: 8' 7" (max) x 11' 10" (max) (2.62m x 3.61m)

Location: Cofton Hackett is an ancient settlement mentioned in historical documents dating back to 780 AD and in the present day provides a wide range of local amenities including an 18 hole golf course, two churches, village hall, easy access to local schools, popular public house 'The Oak Tree' and Sunday lunch at 'The Old Rose and Crown' hotel.

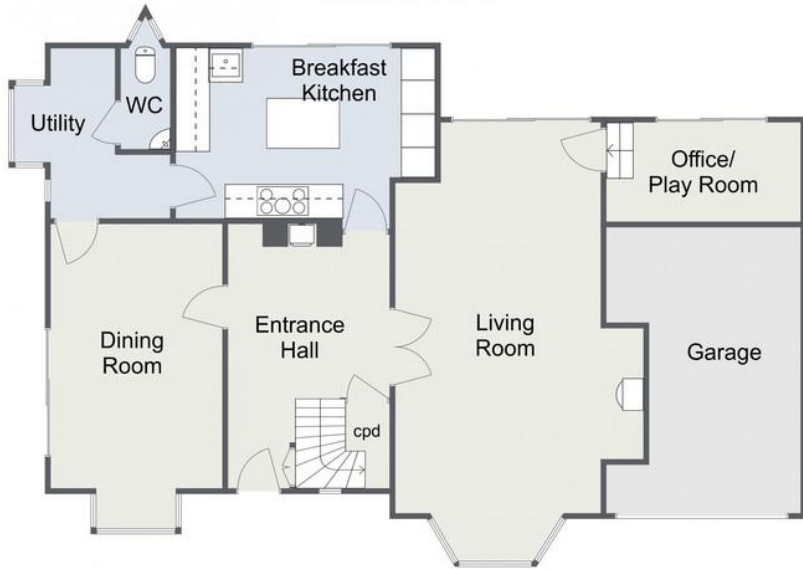
The property itself is perfectly located for many fine walks within both the renowned 524 Acre Lickey Woods (located opposite Reservoir Road) and 135 Acre Cofton Park once visited by Pope Benedict XVI.

The bordering village, Barnt Green, is located approximately 1.6 miles away and offers everyday shopping facilities, doctor's surgery, dentist, St Andrews primary school, the ever-popular Grade II listed 'Barnt Green Inn' and railway station (direct to Birmingham New Street). There are also many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, sailing and many other clubs and societies. 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. Access to the M42 is just 3.3 miles away and the M5 around the same distance



Reservoir Road, Cofton Hackett

Ground Floor



First Floor



Total Approximate Area (Including Garage): 174.4 sq. m (1,877.22 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.

EPC: D

COUNCIL TAX BAND: E

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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