



21 Skylark Street, Cofton Hackett, Birmingham, B45 8FP

Offers In Excess Of £525,000

- Four Double Bedroom Detached House
- Hall & Downstairs WC
- Family Bathroom
- Attractive Landscaped Rear Garden With Bar
- Open Plan Dining/Kitchen With Integrated Appliances
- Utility Room
- Master Bedroom With En-Suite & Walk In Wardrobe
- Lounge With French Doors To Rear Garden
- Vaulted Ceiling Over Landing/Study Area
- Driveway & Garage

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An immaculately presented four double bedroom, detached family home, built to The Garnet design by St Modwen. Offering a beautifully appointed, kitchen/diner, lounge, stunning vaulted ceiling to landing, landscaped rear garden, off road parking & garage, situated on the sought after Cofton Grange development in Cofton Hackett, Birmingham walking distance to Cofton park.



Council Tax Band: F



DESCRIPTION

The property in brief comprises: hall, downstairs guest wc, under stairs storage cupboard, study/play room, good size lounge, stunning contemporary style kitchen/diner have a range of high gloss units, integrated double oven, six ring gas hob, extractor, dish washer, fridge freezer with French doors to rear garden, and utility room.

Stairs to first floor landing having an amazing aspect with vaulted ceiling and open study area, master bedroom with en-suite shower room and walk in wardrobe, double bedroom two with built in wardrobe, double bedroom three, double bedroom four, family bathroom comprising wc, hand wash basin, bath with shower attachment, and separate shower cubicle.

OUTSIDE

Outside, the front of the property has established flower bed borders and bushes, path to front door, side driveway providing off road parking and garage.

The property benefits from having a pleasant landscaped rear garden, a paved patio, lawn, outside tap, fenced bar area, decked seating area, side gate, outside light & power socket.

LOCATION

The property is situated in the popular area on Cofton Grange, Cofton Hackett, which is situated about 10 miles south west of Birmingham City Centre and nestles in the slopes of the wonderful Lickey Hills. In the centre of the nearby Barnt Green village is a linear shopping street and small park.

Longbridge regeneration is close by offering a variety of shops to include Europe's largest Marks & Spenser. Barnt Green railway station is on the Cross-City Line (Redditch to Lichfield) and the Birmingham to Worcester via Bromsgrove Line. The area is close to the M5 and M42 motorway links.

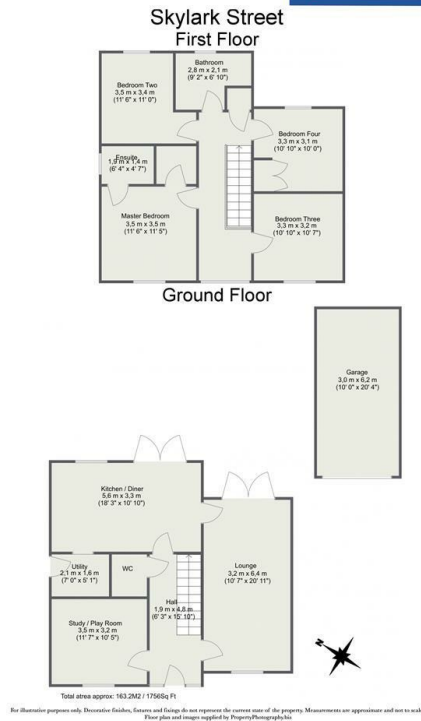
There are sought after primary schools in nearby Lickey and Barnt Green Village.

TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

Council Tax Band = F (Bromsgrove Council)

EPC Rating = B



Directions

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	