



6 Church View Close, Cofton Hackett, Birmingham, B45 8FR

£525,000

- Four Bedroom Detached House
- Two Reception Rooms
- Master Bedroom With En-Suite & Walk In Wardrobe
- Council Tax Band F EPC Rating
- Modern Kitchen/Diner With Integrated Appliances
- Hall & Downstairs WC
- Two Drives & Garage
- Utility Room
- Family Bathroom
- Sought After Quiet Location over looking Parkland & Wooded Area

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An immaculately presented four bedroom detached family home, built by St Modwen. Offering a beautifully appointed, kitchen/diner, two reception rooms, landscaped rear garden, off road parking & garage, situated on the sought after Cofton Grange development in Cofton Hackett, Birmingham walking distance to the Lickey Hills and Bittell Reservoir



Council Tax Band: F



DESCRIPTION

The property in brief comprises hall, storage cupboard, under stairs storage, downstairs wc, two reception rooms, modern kitchen/diner having a range of wall & base units, six ring gas hob, extractor, double oven, fridge/freezer, dish washer, breakfast bar, french doors to rear garden, door to side of the property overlooking parkland and wooded area, separate utility room with washer/dryer.

Stairs to first floor landing, over stairs storage cupboard, master bedroom, en-suite shower room, walk in dressing room, dual aspect windows with a beautiful outlook over parkland and wooded area, double bedroom two with built in wardrobes also having dual aspect windows proving ample natural light, double bedroom three, bedroom four, and family bathroom comprising wc, hand wash basin, bath with shower attachments, separate shower cubicle and heated towel rail.

OUTSIDE

The front of the property has a drive to the side and drive the rear with a single garage.

The rear garden has a paved patio area, lawn, outside water tap, gate and fenced boundaries.

LOCATION

The property is situated on 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.

TENURE

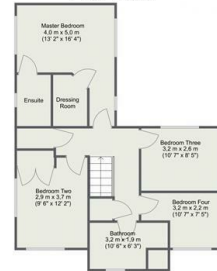
The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and

would advise the buyer to obtain verification from their solicitor.

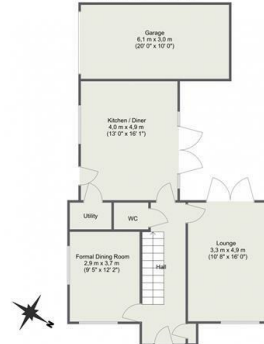
Council Tax Band = F (Bromsgrove Council)

EPC Rating = B

Church View Close
First Floor



Ground Floor



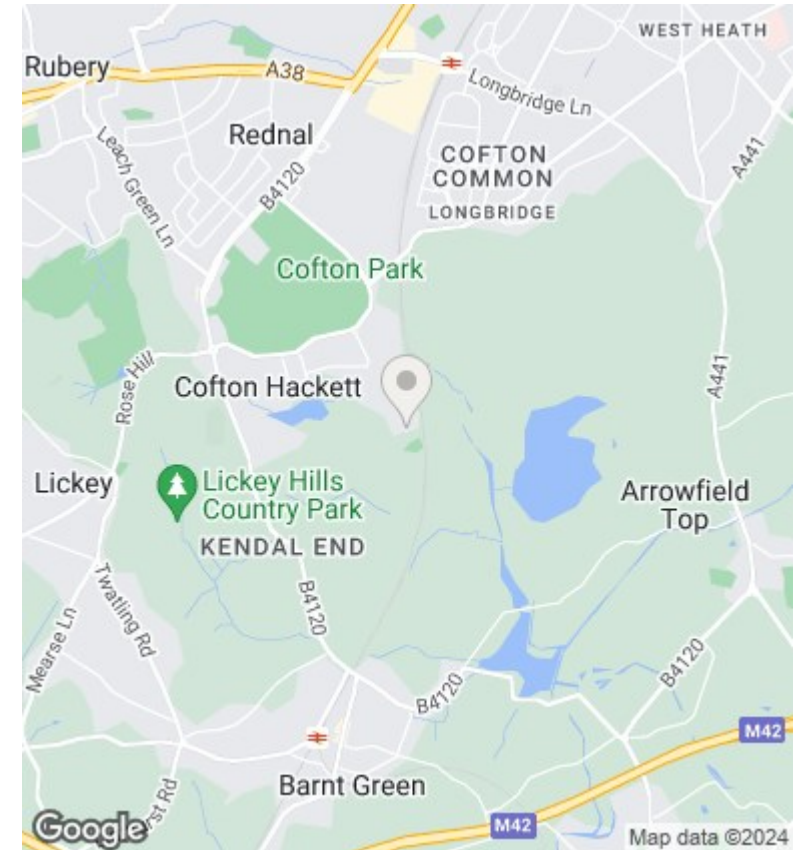
Total area approx: 153.362 / 1660sq ft
For illustrative purposes only. Dimensions, fixtures, fittings and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plans and images supplied by PropertyPhotography Ltd

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	